

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: August 13, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

PROJECT TYPE: Conditional Use Permit #20-0001; Agess, Inc. SUPERVISOR DISTRICT #4

LOCATION: 2263 Pasadena Avenue APN: 014-014-005-000

Salton City, CA PARCEL SIZE: +/- 1.29 Acres

GENERAL PLAN (existing) West Shores/Salton City Urban Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) M-2 (Medium Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/13/2020

INITIAL STUDY: 20-0002

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>IID, CVWD</u>		

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

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- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Conditional Use Permit #20-0001
Nathan White (Agess, Inc.)



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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August 2020

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #20-0001 (Refer to Exhibit "A" & "B"). For purposes of this document, the above-mentioned project will be called the "proposed project".

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency,

in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A “No Impact” response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”.
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Mitigated Negative Declaration will be conducted under a policy-level, project level analysis. Regarding mitigation measures, it is not the intent of this document to “overlap” or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County’s jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

“Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly

describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. *Environmental Checklist*

1. **Project Title:** Conditional Use Permit #20-0001; Agess, Inc.
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Joe Hernandez, Planner IV, (442) 265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** joehernandez@co.imperial.ca.us
6. **Project location:** 2263 Pasadena Avenue, Thermal, CA (Salton City, CA)
7. **Project sponsor's name and address:** Nathan White
3676 Mississippi Street
San Diego, CA 92104
8. **General Plan designation:** Medium Industrial
9. **Zoning:** M-2 (Medium Industrial)
10. **Description of project:** The applicant proposes Conditional Use Permit #20-0001 for the development of a new Cannabis Industrial Facility in three (3) phases for site cultivation, harvesting curing, packaging and sale.
11. **Surrounding land uses and setting:** The property is surrounded by vacant land to the north and east, west and south.
12. **Other public agencies whose approval is required:** Planning Commission, Imperial County Air Pollution Control District, Imperial County Environmental Health Services and Imperial County Fire Department.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?** No, a letter has been sent out to the Quechan Indian Tribe and Torres Martinez Indian Tribe on March 19, 2020, and on March 23, 2020 we received an email from the Quechan Tribe stating that they have no comment on this project. We are still waiting on a response from Torres Martinez Indian Tribe.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology /Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The proposed project site is located at 2263 Pasadena Avenue, Thermal, CA (Salton City), being Lot 11, Block 6, Tract 570, per Final Map recorded in Book 5, Page 27, on Imperial County Assessor Parcel (APN) 014-014-005-000.
- B. Project Summary:** The applicant has submitted Conditional Use Permit #20-0001 for a new cannabis cultivation industrial facility in three phases identified as on-site cultivating, harvesting, curing, packaging in common area and bulk product sale to outside buyers for retain sales. Phase 1 will be 4,010 square feet of usable area with 640 square feet of cultivation area consisting of 5 shipping containers with roof/walls and associated onsite/offsite work including utilities. Phase 2 will be an additional 5,470 square feet of usable area with 1,600 square feet of cultivation area consisting of 11 shipping container units with roof and walls. Phase 3 will be three 42' x 204' greenhouses with total gross area of 25,704 square feet and a 22,000 square feet of cultivation area, one detached shipping container unit for water treatment for an additional 400 square feet, detached water tank for service needs, secure loading and unloading garage of 2,160 square feet, total development is 37,740 square feet of construction less 400 mechanical/water unit is 37,340 square feet.
- C. Environmental Setting:** The project site is surrounded by vacant industrial zone land to the north, east, west and south.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban" and as "Medium Industrial" under the West Shores-Salton City Urban Area Plan. It is zoned "M-2" (Medium Industrial) under the Imperial County's Title 9, Land Use Ordinance, Section 90508.00, et. Seq. The proposed Conditional Use Permit could be found consistent with the General Plan and the Cannabis Ordinance with an approved conditional use permit.
- E. General Plan Consistency:** As explained above, the project site is designated "Urban" and as "Light Industrial" under the West Shores-Salton City Urban Area Plan and could be found consistent with the General Plan.

Exhibit "A" Vicinity Map



**AGESS, INC.
CONDITIONAL USE PERMIT
#20-0001
APN 014-014-005-000**

 PROJECT LOCATION
 HIGHWAYS



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway?

a) The proposed project is not located near any scenic vista or scenic highway, and would not appear to have a substantial adverse effect; therefore, no impacts are expected.

Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) The proposed project would not appear to substantially damage a scenic resource e.g. trees, rock outcroppings, and historic buildings within a state scenic highway; therefore, no impacts are expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The proposed project site is within the West Shores/Salton City Urban Area Plan which designates the area for industrial uses, which is consistent with the current surrounding land use; this it is not expected to substantially degrade the existing visual character of the area. However, any impact would appear less than significant.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) All on-site lighting will be required to be shielded from adjacent properties and roads. Therefore, less than significant impacts is expected.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

a) The proposed project located from outside any agriculture area and will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the Imperial County Important Farmland 2016 Map; therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) There are no Williamson Act contract lands on this parcel. Therefore, no impacts are expected.
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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by Government Code Section 51104(g))?

c) The proposed project area is zoned for industrial use and the site is not located within a forest or forest land or zoned timberland; therefore, there is no impact.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

d) As explained under item c) above, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, there is no impact.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

e) The proposed project is for a cannabis cultivation facility and the site is located within industrial zone uses. There are no existing forest land on or in the immediate vicinity of the project site. Development of the proposed project would not result in the loss of forest land or conversion of farmland to non-agricultural use or forest land to non-forest use. Therefore, no impacts are expected.

iii. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

a) The proposed project would not conflict with or obstruct implementation of Imperial County Air Pollution Control District (ICAPCD) air quality standard or plan; therefore, it would result in less than significant impact. The permittee will be required to comply with the ICAPCD Regulation VIII, fugitive dust, Rule 801, and obtain a Permit to Operate, Odor Abatement Plan and ambient Air Plan, thereby reducing any impacts to a level less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

b) The proposed project will not result in a cumulative consideration net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. As mentioned in item a) above, the applicant will be required to comply with ICAPCD Rules and Regulations. Adherence to the ICAPCD rules and regulations would maintain the impacts to a level less than significant.

c) Expose sensitive receptors to substantial pollutants concentrations?

c) Air quality regulations typically define sensitive receptors as schools, hospitals, residential care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would adversely be impacted by change in air quality. The nearest school is the West Shores High School approximately 1.25 miles northeasterly of the project site. All cultivation greenhouses and support structures will be sealed to avoid leakage and discharge of odors as well as internal containment, all fans will have an approved odor control charcoal filtration system (or similar device) connected to the exhaust fan to eliminate odor discharge from cultivation. The proposed project will be entirely enclosed inside structures on-site and is not expected to expose sensitive receptors to substantial pollutants concentrations. Less than significant impacts would be expected.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

d) As mentions above, the proposed project will be within an enclosed facility with a filtration system

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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and is not expected to affect a substantial number of people. Less than significant impact are expected.

IV. BIOLOGICAL RESOURCES *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

a) The proposed project does not appear to have a substantially adverse effect, either directly or indirectly or through habitat modification, on any species identified as a candidate sensitive, or a special species in local or regional plan, policies, or regulations, or by the California Department of Fish and Wildlife Services. No impacts are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) The proposed project does not appear to have a substantially adverse effect either directly or indirectly or through habitat modification, on any species identified as a candidate sensitive, or a special species in local or regional plan, policies, or regulations, or by the California Department of Fish and Wildlife Service. Therefore, no impacts are anticipated.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The proposed project will not cause a substantial adverse effect on state or federal protected wetlands as defined in the Clean Water Act, e.g. marsh, vernal pool, coastal, through direct removal, filling, hydrological interruptions or other means. Therefore, no impacts are expected.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

d) The proposed project site would not substantially interfere with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites and is not located within any such resources as identified within the Imperial County General Plan Conservation and Open Space Element; therefore, no impact are anticipated.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as tree preservation policy or ordinance. Therefore, no impacts are anticipated.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

f) The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts are expected.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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V. CULTURAL RESOURCES *Would the project:*

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
a) The proposed project is located on disturbed land. The project does not appear to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; therefore, any impact are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) As mentioned under item a) above, the proposed project site is located on disturbed land and is not likely that historical, archaeological or human remains will be discovered. Therefore, any impacts would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) As mentioned under item a) above, the proposed project site is on disturbed land and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Therefore, any impact would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

VI. ENERGY *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
a) The proposed project is not expected to result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resource, either during construction or operation. Therefore, no impact are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
b) The proposed project does not appear to conflict with or obstruct a state or local plan for renewal energy or energy efficiency. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. GEOLOGY AND SOILS *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:

a) According to the State of California Special Studies Map, the proposed project site is not located with a known fault. The Imperial County is classified as a Seismic Zone 4 by the Uniform Building Code (Section 1626 through 163); however, the proposed project must comply with the California Building Code (CBC). Compliance with the CBC would reduce the risk to a level less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
1) The proposed project is not located within a currently established Alquist-Priolo Earthquake Fault Zone Map or within any otherwise recognized fault rupture zone. No known active faults traverse the project site. Imperial County is historically known as being a very active seismic area. However, the project must comply with the California building Code (CBC). Compliance with the CBC does not eliminate the risks associated with ground shaking; however, it would | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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reduce the risk to a level less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 2) Strong Seismic ground shaking?
2) The proposed project site lies in a seismically active region and is susceptible to ground shaking events. However, potential impacts would not be any higher to the project site than elsewhere in the region. The main concern of ground shaking is the corresponding structural damage and the related hazards to life and safety. To ensure the structural integrity of all builds and structures, the project must conform to the Seismic Requirements as outline with the California Building Code (CBC). Compliance with the CBC does not eliminate the risk associated with ground shaking; however, it would reduce the risk to a level less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
3) The proposed project site is not located near a body of water for a seich to result, and liquefaction is not likely to develop; therefore no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Landslides?
4) The proposed project site lies within a generally flat topography and therefore will be directly or indirectly effected by a landslide. Therefore no impacts are anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?
b) The proposed project site is not located within an erosion susceptible area according to the Imperial County, Seismic and Public Safety Element, Figure 3; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
c) The project site is not located on a geological unit or soil that is unstable or would become unstable as a result of the proposed project; however, a less than significant impact would be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?
d) The proposed project site is not characterized by any expansive soils that would be considered environmentally significant. Potential impact deriving from expansive soils are considered negligible. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
e) The proposed project site lies within the Salton Community Services District service area, which provides sewer/wastewater services; therefore, the use of septic system is not expected. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f) The proposed project lies within disturbed land and is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. GREENHOUSE GAS EMISSION *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) The proposed project will generate an insignificant amount of vehicle traffic during the short-term construction period and the construction of the facility will be phased and would not appear to create a significant impact on the environment. The impacts would appear to be less than significant.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The construction and operation of the proposed project would not conflict with any plan or policy for reducing greenhouse gas emission. Therefore, no impacts are expected.				

IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed project would not create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials; therefore, no impacts are expected.				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project would not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; therefore, no impacts are expected.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project site is not within ¼ mile of a school and would not pose a risk to school facilities, therefore, no impact is expected.				
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project site is not located on a site included on a list of hazardous material sites; therefore, no impact is expected.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project site is not located within an Airport Land Use Compatibility Area and would appear not to have any significant impact to people residing or working in the project area. Therefore, no impact is expected.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) The proposed project site does not appear to interfere with an adopted emergency response plan or emergency evacuation plan, therefore, no impact is expected.				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) The proposed project site is not located in an area susceptible to wildland fires, therefore, no				

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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impact is expected.

X. HYDROLOGY AND WATER QUALITY *Would the project:*

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

a) The proposed project does not appear to not violate any water quality standards or waste discharge requirement. The project site is located within the Salton Community Service District for sewer services. Therefore, no impacts are anticipated.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) The proposed project will not affect or deplete groundwater supplies or interfere with groundwater recharge. Therefore, no impacts are expected.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?:

c) The proposed project would not appear to result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use type that will be created by development. The project will not alter the course of a stream or river or create any substantial erosion or siltation on- or off-site. Any proposed grading will require drainage review and approval with Public Works. Less than significant impact is anticipated.

- (i) result in substantial erosion or siltation on- or off-site;

(i) As mentioned under Geology & Soils b) above, the project is not located within an erosion susceptible area. Therefore, no impacts are anticipated.

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

(ii) The proposed project does not appear to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. A drainage and grading plan/study will be required for review and approval by the Department of Public Works. Less than significant impacts are expected.

- (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;

(iii) The Proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing stormwater drainage system or provide substantial additional source of polluted runoff. Imperial County Public Works will required a Drainage/Grading Plan Study. Through the implementation of the plan, the impacts would be reduced to a level less than significant.

- (iv) impede or redirect flood flows?

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(iv) The proposed project would not impede or redirect flood flow; therefore, no impacts are expected.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

d) Per FEMA Flood Map (Panel #06025C0336C), the project site does not appear to be located within a flood area. Therefore, no impacts are expected.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

e) The proposed project does not appear to conflict or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. No impacts are expected.

XI. LAND USE AND PLANNING Would the project:

a) Physically divide an established community?

a) The proposed project will not physically divide an established community; therefore, no impact is expected.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) The proposed project could be found consistent with the intent of the County's General Plan, and the County's Land Use Ordinance (Cannabis Ordinance) with the approval of the conditional use permit; therefore, no impacts are expected.

XII. MINERAL RESOURCES Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

a) The proposed project will not remove mineral resources on-site; therefore, no impact is expected.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

b) The proposed project will not result in the loss of a locally-important mineral resources recovery site as identified in the Imperial County General Plan, Conservation and Open Space Element – Mining Resources; therefore, no impact is expected.

XIII. NOISE Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) The proposed project is not expected to generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Less than significant impacts are expected.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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b) The proposed project is not expected to expose persons to or generation of excessive groundbourne vibration or groundbourne noise levels. Less than significant impact are expected.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The proposed project is not located within the vicinity of a private airstrip or an airport land use plan or a public airport or public use airport which would exposed people residing or working in the project with excess noise level. Therefore, no impacts are expected.

XIV. POPULATION AND HOUSING *Would the project:*

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

a) The proposed project does not appear to induce substantial population growth in the area directly or indirectly. The project proposed 3 employee for phase 1; an additional 6 employees for phase 2; with 12 additional employees for phase 3, (being 21 employees in total for all three phases), and it is not expected to directly or indirectly induce the local population or infrastructure substantially for new homes and/or businesses; however, a less than significant impact would be expected.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) The proposed project is not expected to displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is expected.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(a) The proposed project will have a less than significant impact on fire and police protection services and other public facilities. As the project is non-residential in nature, there does not appear to be a significant impact to school or parks. The facility will have up to 21 employees (at full build out) on site at any one time. Less than significant impacts are expected.

1) Fire Protection?

1) The proposed project is not expected to result in a substantial impact on fire protection. A letter from the Imperial County Fire Department has been submit regarding fire requirements. Adherence to these requirements would reduce any impacts to a level less than significant. These comments will be included into the conditional use permit.

2) Police Protection?

2) The proposed project will be fenced and gated on a 24-hour bases for security. The site will be lighted for security and safety purposes. The facility will have a security plan approved by the County. Impact are expected to be less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
3) Schools? 3) The proposed project is not expected to result in impacts to schools, therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks? 4) The proposed project will not result in impacts to parks; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) The proposed project is not expected to result in substantial impacts to other public facilities; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. RECREATION

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? a) The proposed project would not increase the use of the existing neighborhood and regional parks or other recreational facility; therefore, no impact are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? b) The proposed project does not include recreational facility or require the construction or expansion of recreational facilities; therefore, there is no impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. TRANSPORTATION *Would the project:*

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? a) The proposed project will result in an increase in traffic to and from the project site on local roads. The Imperial County Public Works Department has reviewed the proposed project and will require commercial driveway based on their letter dated October 4, 2019. Therefore, a less than significant impact would be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? b) The proposed project does not appear to conflict or be inconsistent with CEQA Guidelines, section 15064.3(b). There are no transit stops within a one-half mile of the proposed project site; however, any road improvement shall be made to the Imperial County Public Works Department requirements. Less than significant impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Additionally, Imperial County Public Works Department will require an encroachment permit which will address the ingress/egress for the project site. Therefore, any impact would appear to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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d) The proposed project would not result in inadequate emergency access; therefore, no impact is expected.

XVIII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) The project would not cause an adverse change in the significance of a tribal cultural resource, therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. On March 19, 2020, a letter was sent to the Quechan Indian Tribe and the Torres-Martinez Indian Tribe. On March 23, 2020, we received an email from the Quechan Indian Tribe stating they have no comments on project. We are waiting for a response from Torres-Martinez Indian Tribe.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(i) The proposed project is currently vacant land and would not appear on a listed or eligible for listing in the California Register of Historical Resources or local register of historical resources.

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(ii) The project site is zoned for Medium industrial uses and would not appear to have an impact to cultural resources. As mentioned under item a) above, letters were sent to the Quechan Indian Tribe and Torres-Martinez Indian Tribe on March 19, 2020 (for the proposed project) and an email from Quechan Indian Tribe was received. A response from the Torres-Martinez Indian Tribe is pending. However, no impact are expected.

XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) The proposed project is not expected to require or result in the relocation or construction of new or expand water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facility. Therefore, no impacts are expected.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) The proposed project is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore, no impacts are anticipated.				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Based on the size of the proposed operation, (i.e., number of employees and traffic utilizing the project site) would not appear to exceed the provider capacity. The level of impact appear to be less than significant.				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project will be required to contract with a commercial hauler for solid waste services and the proposed use would be minimal, any impacts would appear to be less than significant.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste; any impacts are expected to be less than significant.				

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, no impacts are anticipated.				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The project is not located within a very high fire hazard severity zone and will not require infrastructure that may exacerbate fire risk. Therefore, no impacts are anticipated.				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The project area is in a flat topographical area and would not expose people or structures to risk significant risks due to flooding or landslide as a result of runoff, post-fire slope instability or drainage changes. Therefore, no impacts are anticipated.				

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
 Revised 2011- ICPDS
 Revised 2016 – ICPDS
 Revised 2017 – ICPDS
 Revised 2019 – ICPDS

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Joe Hernandez, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Coachella Valley Water District

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and, as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County of Imperial Land Use Ordinance
3. Zone Change project application and project description
4. Williamson Act map created in 2012 by the Imperial County Planning & Development Service Department for the Imperial County Board of Supervisors; Order #10a
5. Imperial County Air Pollution Control District's Air Quality Handbook
6. State of California, Aquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map
7. U.S. Department of Homeland Security, Federal Emergency Management Flood Insurance Rate Maps, effected September 26, 2008.
8. Seismic and Public Safety Element of the Imperial County General Plan
9. Conservation and Open Space Element of the Imperial County General Plan
10. Noise Element of the Imperial County General Plan
11. County of Imperial Airport Land Use Compatibility Plan

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #20-0001

Project Applicant: Agess, Inc.

Project Location: The proposed project site is located at 2263 Pasadena Avenue, Thermal, CA (Salton City), being Lot 11, Block 6, Tract 570, per Final Map recoded in Book 5, Page 27, on Imperial County Assessor Parcel (APN) 014-014-005-000.

Description of Project: The applicant proposes Conditional Use Permit #20-0001 for the development of a new Cannabis Industrial Facility in three (3) phases for site cultivation, harvesting curing, packaging and sale.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A **NEGATIVE DECLARATION** will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

S:\AllUsers\APN\014\014\005\CUP20-0001\EEC Pkg\Initial Study (CUP20-00001).docx

AIR POLLUTION CONTROL DISTRICT



April 8, 2020

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

RECEIVED

APR 08 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Recirculated Conditional Use Permit (CUP) 20-0001 Application for Agess, Inc. -
New Cannabis Cultivation Industrial Facility

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") has reviewed the recirculated application for Conditional Use Permit (CUP) 20-0001 which contains information previously omitted and describes a "cannabis cultivation industrial facility" (Project) within the Salton Sea community in Salton City, specifically at 2263 Pasadena Avenue and further identified as assessor's parcel number (APN) 014-014-005-000.

Although the recirculated application clarifies the Project description, the Air District is requesting the following six points (see previous comments dated 2/28/2020) to be placed as conditions in the CUP to assure that reasonable mitigation is in place to control emissions of PM10 (fugitive dust), odors and VOCs (Volatile Organic Compounds) during construction and operation of the Project. Those conditions are:

- 1) During construction, a complete list of all mobile equipment utilized for construction.
- 2) Prior to the installation of environmental control equipment, notice to the Air District with a complete description from the manufacturer of the type of equipment, use and maintenance.
- 3) An Odor Control Plan, emphasizing contingency measures when equipment or processes do not work, i.e. the establishment of a formal notification process.
- 4) Signage: name and number to call for complaints.
- 5) Composting: Adherence to any composting rules in place with the Air District.
- 6) An Operational Dust Control Plan, addressing contingencies during wind events.

Respectfully,



Curtis Blondell

APC Environmental **Coordinator**



Monica M. Soucier

APC Division Manager



AIR POLLUTION CONTROL DISTRICT

February 21, 2019

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

RECEIVED

FEB 28 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Conditional Use Permit (CUP) 20-0001 Application for Agess, Inc. - New Cannabis Cultivation Industrial Facility

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") would like express our appreciation at the opportunity to review the application for the Conditional Use Permit (CUP) 20-0001 ("Project") submitted by Nathan White on behalf of Agess, Inc.

Essentially, the application is for the construction of a "...new cannabis cultivation industrial facility" (Project) in three phases identified as on-site cultivation, harvesting, curing, packaging and sale. The location is within the Salton Sea community, Salton City, specifically at 2263 Pasadena Avenue further identified as assessor's parcel number (APN) 014-014-005-000.

There are two obvious identifiable issues and one not so obvious issue that cause the Air District some concerns. Particulate Matter and odors are the most obvious and the second are the potential emissions from the composting which include Volatile Organic Compounds (VOC's) and potentially oxides of nitrogen. Because there is simply not enough information regarding equipment, type of inspection processes and overall consistency in processes the Air District provides the following to address any potential odors or elevated concentrations of emissions during windy days.¹

¹ The description provides contradictory statements, see **Appendix A**. For example, the description provides that an area is dedicated for packaging and distribution yet later the applicant indicates that a license may be obtained to create a packaging/distribution center.

- 1) During construction, a complete list of all mobile equipment utilized for construction
- 2) Prior to the installation of environmental control equipment, notice to the Air District with a complete description from the manufacturer of the type of equipment, use and maintenance.
- 3) An Odor Control Plan, emphasizing contingency measures when equipment or processes do not work, i.e. the establishment of a formal notification process
- 4) Signage: name and number to call for complaints
- 5) Composting: Adherence to any composting rules in place with the Air District
- 6) An Operational Dust Control Plan, addressing contingencies during wind events

The Air District strongly recommends the continued consultation with the Air District during the three different phases to address any emissions issues or odor issues. Finally a table has been included as **Appendix A** that contains information pertinent to potential emissions and odors. As always, the Air District Rules and Regulations are available via the web at www.co.imperial.ca.us, find Air Pollution Control District under departments and Resources under the main Air Pollution Control District webpage.

Respectfully,



Monica N. Soucier
APC Division Manager

CUP 20-0001 (Nathan White Cannabis)

APPENDIX A

PHASE DESCRIPTION		ACTIVITY	ONSITE WORK	OFFSITE WORK	AIR QUALITY IMPACT		SOURCE
PHASE 1 (Proof of Concept)							
Cultivation Area (640 sq.ft)	Cultivation/Operation	5 Shipping Containers double stacked with trusses	Utilities/ Other work needs further explanation	PM ₁₀	Potential off-site work? Need additional information		Cannabis Plants
Parking	Parking Layout	1/2 of Parking Layout	26 parking spaces which includes a truck loading area.	Odors			Parking construction
Energy	Future Solar	infused glass on roof and walls/ground mount	Grid connection until solar installed	PM ₁₀			Ground work for ground mounts
PHASE 2							
Cultivation Area (1600 sq.ft)	Cultivation/Operation	11 Shipping Containers	Utilities/ Other work needs further explanation	PM ₁₀	Potential off-site work? Need additional information		Cannabis Plants
Other	Support Uses	Unclear need additional information	Unclear need additional information	Odors			Unclear need additional information
PHASE 3							
Growing (25,704 sq ft)	Growing Finished product	3 Greenhouses	Unknown - Need additional information	Odors			Cannabis Plants
Cultivation (22,000 sq ft)	Cultivation	1 Container	Utilities/ Other work needs further explanation	PM ₁₀	Potential off-site work? Need additional information		Cannabis Plants
Garage (2,160 sq ft)	Loading/Unloading	Unclear what kind of structure. Loading dock?	Utilities/ Other work needs further explanation	Odors			Potential off-site work? Need additional information
Water Treatment (400 sq ft)	Operations	Container/create organic bio synthetic feed/ floor drains/Storage tanks	Utilities/ Other work needs further explanation	PM ₁₀	Potential off-site work? Need additional information		Potential off-site work? Need additional information

CUP 20-0001 (Nathan White Cannabis)

APPENDIX A

PHASE DESCRIPTION		ACTIVITY	ONSITE WORK	OFFSITE WORK	AIR QUALITY IMPACT	SOURCE
Fire Suppression	Fire Service	1 Water Tank	Utilities/ Other work needs further	PM ₁₀	Potential off-site work? Need additional information	
Air Circulation	Air Duct	Fans, Ducts	Unclear if any offsite work	Odors	Fans used as circulation systems	
Air intake and out-take	Air Fans	2 intake fans/2out-take fans per Greenhouse	Unclear if any offsite work	Odors	Venting system	
Charcoal Filtration System	Cultivation Greenhouse Fans	Support structures Sealed	Unclear if any offsite work	Odors	Plants - only for cultivation portion	
Environment Control	Indoor Environment Control	Humidifiers, air dehumidifiers, air	Unclear if any offsite work	Odors	Cannabis Plants	
Totes/Plastic Containers	Curing/Storage	Will containers and totes be sealed? With what? What are the sizes?	Unclear if any offsite work	Odors	Cannabis Plants	
Trimming	Trimming	Trimming, clean room, climate controlled	Unclear if any offsite work	Odors	Cannabis Plants	
Processing/Packaging	Processing/Packaging	Unclear types or processing methods or equipment	Unclear if any offsite work	Odors	Cannabis Plants	
Packaged Distribution	Packaging/loading/delivery	Packaging in what? Vehicle types to be used? Size of packages	Unclear if any offsite work	Odors	Cannabis Plants	
Reverse Osmosis System	Create water supply	5000 Gallons per day, excess used for irrigation	Possible installation of irrigation system and recycling system	PM	Installation of irrigation system? Installation of recycling system? Generators?	
Water Room	Hold Reverse Osmosis System - Pumps and Regulating Systems (ARGUS)	5000 Gallons per day, excess used for irrigation	Piping system,	PM	Installation of irrigation system? Installation of recycling system? Generators?	
Office	Administrative	Unclear what kind of office and location - Container or actual built structure?	Utilities/ Other work needs further explanation	PM	Potential off-site work? Need additional information	
Root Balls	Composting	Active Piles/Curing Piles	Equipment to turn piles	Nox, PM, VOC	Plants, Green	

CUP 20-0001 (Nathan White Cannabis)

APPENDIX A

PHASE DESCRIPTION	ACTIVITY	ONSITE WORK	OFFSITE WORK	AIR QUALITY IMPACT	SOURCE
Description of work indicates that the trim will be sealed and stored for 3rd party, future processing					
Description also explains that a license may be obtained to create a packaging/distribution center on adjacent licensed property					
Description also explains that a license may be obtained to create a packaging/distribution center on adjacent licensed property					
Description indicates that the drainage of the water will be used to keep the greenhouses humid. It's unclear why they need humidifiers?					
Description indicates no grading and an existing fence.					
Description indicates that the charcoal filtration system is only for the cultivation portion, not trim, curing, packaging or distribution					
Description indicates Biomass from composting will be sold to local or regional manufacturing facilities					
Description indicates waste to be composted includes, paper waste, all cannabis bi-products not deemed valuable - Solid waste plan and composting					
Description indicates that there will be one incoming supply drop off per week and one outgoing product pick up per week (indicates bulk)					



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

February 10, 2020

Joe Hernandez, Planner III
Imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

FEB 10 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Re: Conditional Use Permit #20-0001

Dear Mr. Hernandez:

Our department has reviewed the documents pertaining to Conditional Use Permit #20-0001 for applicant Nathan White who proposes a cannabis cultivation facility at 2263 Pasadena Avenue in Thermal, California with an existing M-2 Medium Industrial zone.

As it is required to landscape by Title 9 Division 3 Section 90302.3 – Landscaping standards – Industrial uses, our office asks that if plant material is not sourced from a nursery within Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed.

Regarding the cannabis cultivation facility, please refer to the handouts attached. The handouts will explain the need for the applicant to obtain an Operator Identification Number with our Pesticide Use Enforcement Division, Seed and Nursery stock quarantines and help in determining what type of scale(s) will be required for their operations. Please be advised that any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis.

If you or the applicant has any questions, please feel free to contact our office at (442) 265-1500.

Regards,

A handwritten signature in blue ink that reads "Carlos Ortiz".

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
 Agricultural Commissioner
 Sealer of Weights & Measures

Jolene Dessert
 Asst. Agricultural Commissioner
 Asst. Sealer of Weights & Measures

Commercial Cannabis Activities Checklist

(May 9, 2018)

To Whom It May Concern:

For those that wish to obtain a license from the County of Imperial for the commercial production of *Cannabis sativa*, the Agricultural Commissioner's office has prepared the following checklist of potential regulatory concerns under our jurisdiction. Please review this list and consult with our office regarding those items for which a 'yes' is checked. Failure to do so may result in violations of local laws and regulations.

<i>Description</i>	<i>Questions</i>	<i>Yes</i>	<i>No</i>
Nursery Stock/Seeds - Incoming shipments of plant parts for production (including seed) typically require inspection by this office for plant pests/diseases and will be profiled for compliance with plant quarantines.	Do you intend to bring plants or other propagative plant parts (excluding seeds) into Imperial County?		
	Do you intend to bring seeds into Imperial County?		
Pesticide Use – All pesticide use is required to comply with California and Federal laws and regulations. All those that use pesticides in Imperial County for agricultural production are required to obtain an operator ID number (OIN) with our office and report pesticide usage. This OIN must be obtained prior to purchasing pesticides from a licensed pesticide dealer. Disclaimer: An OIN is not equivalent to a license to produce cannabis or a business license. The purpose is solely to come into compliance with California laws and regulations regarding pesticide use and allow for pesticide use reporting.	Do you intend to use any pesticides (including 'organic' pesticides) on your Cannabis crop?		
Weights and Measures – Any product sold by weight or measure is subject to state laws regarding that sale. Commercial weighing and measuring devices are required to be type approved for commercial use (please call for information prior to purchasing devices), registered, inspected, and sealed by our office. Point of Sale devices or Scanners used in retail sale transactions are also required to be registered and inspected. Furthermore, packaged products sold by weight or measure are also subject to periodic inspection by our office for compliance with state laws and regulations. https://www.cdfa.ca.gov/dms/CannabisWM.html	Do you intend to sell Cannabis products by weight over a scale?		
	Do you intend to sell Cannabis products by measure other than weight (for instance volume)?		
	Do you intend to sell Cannabis products with a point of sale system or scanner?		
	Do you intend to package a Cannabis product for sale by weight or measure?		



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

April 10, 2019

To all Landscapers, Nurseries, Retailers, and Homeowners:

This letter is to remind you of the legal requirements associated with transporting plants and plant materials into Imperial County. Numerous quarantines are in effect to safeguard the landscape and agricultural industry of Imperial County and the whole of California from exotic and invasive pests and diseases. Please see the attached summary of quarantines that most commonly affect Imperial County, their requirements, and associated penalties for failing to comply with them.

ALL PLANTS coming into Imperial County **ARE REQUIRED BY LAW** to be held for inspection by the Agricultural Commissioner prior to being planted or made available for sale. This applies to plants brought in by commercial businesses, homeowners, and everyone else. It is important to never commingle incoming nursery stock with other plants before being inspected.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available to perform an inspection.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Margo Sanchez
Deputy Agricultural Commissioner
Pest Detection and Eradication

In General and for All Shipments of Nursery Stock

- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must also be licensed as a nursery.
- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS and so is an enforcing county.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area (including all of Southern California); however, nurseries located within the infested area may operate under a special compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they continue to meet the terms of their GWSS compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork stamped with a GWSS compliance agreement number.
- Shipment accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Common Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus (LMV).
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties (found in the California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

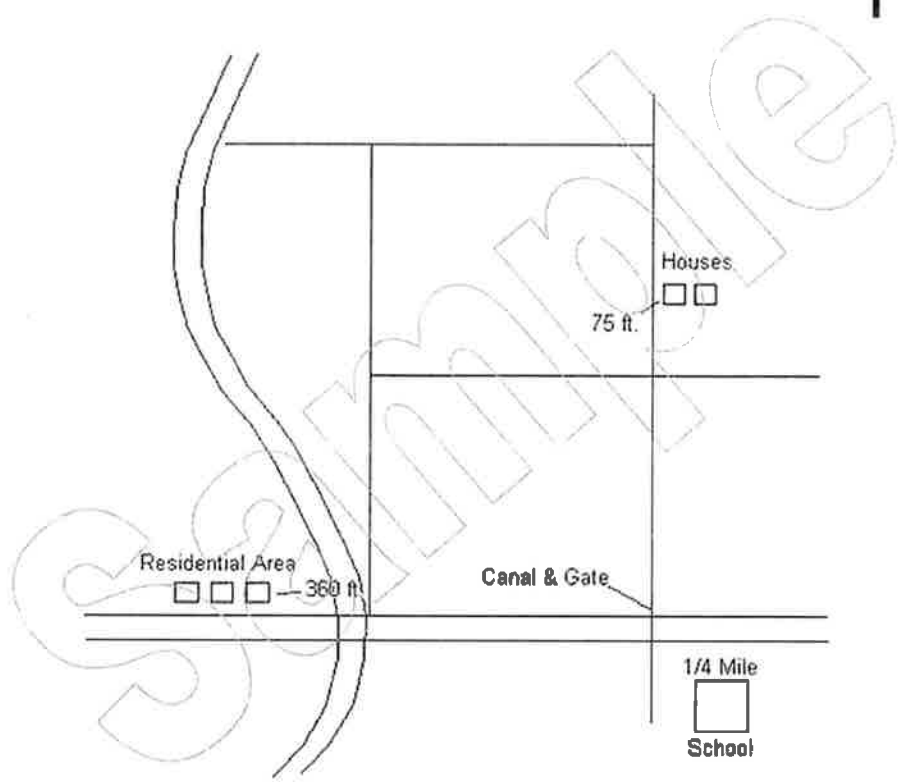
Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

2019/2020 Operator Identification Number (OIN) Instructions

1. Fill out and sign the attached Property Operator Acknowledgement Form for each OIN. It must be signed by the owner, partner, or an officer of the company.
2. Review the attached OIN printout, including contact information, for accuracy. Please include an email address. Put a single line through any information you wish to change and write in the correct information.
 - a. Remove any sites that will not be farmed during the OIN year.
 - b. Remove/correct commodities listed. For those sites that will not have a crop in the ground on July 1st or shortly after, list the crop as "uncultivated". Note: Commodities must be specific (head lettuce, leaf lettuce, napa cabbage, etc).
 - c. Do not include/amend site ID's.
 - d. To add a new site, write in the canal and gate, and crop. Use additional paper or supplement forms as needed.
3. Maps
 - a. Two clean, legible maps must be submitted. Maps must remain legible upon faxing or photocopying in black and white. Please keep a clean original to copy for each year's OIN, and make updates to sensitive sites as needed. **Incorrect or rejected maps will delay the review and approval of your OIN.**
 - b. Map Criteria
 - i. Orient North to the top of the page.
 - ii. Depict the field(s) and all sensitive sites or potentially impacted areas within one mile. Sensitive sites include: houses, schools, churches, businesses, the international border, residential areas or cities, and bodies of water. Be sure to update changes on your maps (new residence, etc.).
 - iii. Multiple fields are allowed on one map to the extent that they and the impacted areas remain clear and legible. Leave a one-inch border around the top and sides of the page and a 3-inch border on the bottom.
 - iv. All crossroads must be identified by name, and include the distance to the roads if not adjacent.
 - v. Distances from the field to the sensitive sites must be indicated and should be sufficiently accurate to allow applicators to use an appropriate buffer when needed.
 - vi. Schools within one mile of a field must be indicated on the map.
 - vii. Include a non-repeating map number on the lower right-hand corner and the OIN name on the top.
 - c. The following will likely be rejected: Plat maps, aerial imagery or color maps, illegible/blurry maps, stamped maps.
4. Return documents for review, after completing all changes and preparing your maps. Submit to Pesticide Use Enforcement at 852 Broadway, El Centro, CA 92243. These changes will be reviewed, then made in the CalAgPermits system. We will call the OIN signer when the OIN is ready to be signed.
5. Note: Any supplements turned into our office in June will be automatically added to the new OIN.

Farm XYZ

2
1



Map #1

**2019/2020
Property Operator Acknowledgment and Designation of Agent**

**County of Imperial
State of California**

Operator ID/Restricted Materials Permit Name

No. 13-20-_____
Operator ID/Restricted Materials Permit Number

The undersigned hereby acknowledges as follows:

1. The Operator ID/Restricted Materials permit named above is a:
 corporation partnership sole proprietorship other (specify) _____
2. I am the _____ of the above named entity.
(title/position)
3. I am the operator of the properties listed on the Operator ID/Restricted Materials permit identified above. I am responsible for all acts, omissions, and representations made by the permittee. I am responsible for compliance with all laws, rules, regulations, and permit conditions.

Designation of Agent / Limited Power of Attorney

4. I hereby designate and appoint as my agent and attorney in fact:

Printed Name of Agent Designated to Sign the Operator ID/Restricted Materials Permit

Telephone Number

I understand that the Agricultural Commissioner is relying on this appointment and agree that I will be bound to the terms hereof until this permit expires or this appointment is revoked by me in writing. I understand and agree that this appointment authorizes the above named person to act on behalf of the permittee in any and all matters pertaining to the Operator ID/Restricted Materials permit identified above. I understand that this agreement must be renewed annually.

5. I further understand and agree that this appointment does not relieve me of my responsibilities as operator of the properties listed on the Operator ID/Restricted Materials permit identified above.

Operator Signature

Date

Print Your Name

Telephone Number

Address

City, State, Zip

E-mail

SCALES USED FOR COMMERCIAL PURPOSES

All scales used for commercial purposes must meet strict standards for accuracy and customer visibility in the California Code of Regulations. Appropriate and suitable scales must be of a type approved by the Division of Measurement Standards and issued either a California Type Evaluation Program (CTEP) Certificate of Approval or a National Type Evaluation Program Certificate of Conformance before commercial use. This process is known as "Type Evaluation." See the CTEP Information Guide at: <https://www.cdfa.ca.gov/dms/programs/ctep/CTEPInfoGuide.pdf>

- Step 1: Selecting a suitable scale.
- Step 2: Setting up your scale.
- Step 3: Using and maintaining your scale.
- Step 4: Notifying your County Weights and Measures Office.

Step 1: Selecting a suitable scale

Consider:

- Range of weighing (min & max)
 - Division (increment) size
 - Precision (Accuracy Class)
- } To meet your business needs

Legal-for-trade scales purchased from a scale dealer or purchased online will require calibration before use. A Registered Service Agency (RSA) can assist you in the selection of a type approved and suitable scale. They will ensure the scale is accurate and correct, install and place the scale into commercial use pending inspection by weights and measures, and can assist in the scale registration process. [RSAs listings](#) can be found at <https://www.cdfa.ca.gov/dms/programs/rsa/rsa.html> or via online searches.

Step 2: Setting up your scale

- Scales must be installed and operated per the manufacturer's instructions and California laws and regulations.
- Scales must be placed on a level solid surface and properly used and maintained (refer to owner's manual).
- Legal-for-trade scales must be "sealed" by a County Weights and Measures Office.
- Precision scales may need to be verified and recalibrated when moved to another location within a production facility or retail establishment.

Step 3: Using and maintaining your scale

- Use the scale according to the owner's reference manual.
- Deduct "TARE" (packaging, wrappings, containers, etc.) to determine "NET" weight (NET = GROSS – TARE).
- The owner or user is responsible for ensuring the accuracy and proper maintenance of a commercial scale.
- EVERYBODY benefits from an accurate scale. The customer is not cheated and the seller is protected by weights and measures officials who ensure a level playing field for all competing businesses.

Step 4: Register a scale with your county

- Most California counties have local ordinances requiring annual registration of commercial scales.
- Find your County Weights and Measures Office at: <https://www.cdfa.ca.gov/exec/county/countymap/>

SELECTING THE BEST SCALE(S) FOR CANNABIS

For Harvest Weights, Bulk Packaging, Net Weight Verification and Weight Verification for Track and Trace Reporting.

Typical Scale Capacities		Maximum Scale Division Size (Increments)	
Metric Units kilogram (kg)	US Standard Units pound (lb)	Metric Units gram (g)	US Standard Units pound (lb)
0.5 kg (500 g)	1 lb	0.1 g	0.001
5 kg	10 lb	1 g	0.01 lb
50 kg	100 lb	10 g	0.1 lb
50 kg +	100 lb +	100 g +	1.0 lb +

For Retail Packaging, Net Weight Verification, and Retail Sales from Bulk.

Typical Weighing Range	Maximum Scale Division Size (Increments)
0-1 gram (g)	0.01 g
Between 1-10 g	0.01 g
Between 10-100 g	0.1 g
Between 100-1,000 g	1 g
Between 1/8 ounce (oz) to 1/2 oz	0.0005 oz (0.00002 lb) (0.01 g)*
Between 1/2+ oz to 1 oz	0.005 oz (0.0002 lb) (0.1 g)*
Between 1+ oz	0.05 oz (0.002 lb) (1 g)*

*Conversions rounded to nearest legal division size.

Additional Resources

California Weights and Measures Laws and Regulations	www.cdfa.ca.gov/dms/publications.html
Buying Legal-for-Trade Scales Online	ncwm.net/resource/consumer-information
National and California Type Evaluation Program - Certificate Search Database	ncwm.net/ntep/cert_search and cdfa.ca.gov/dms/ctep.html
California Weighmaster Requirements	https://www.cdfa.ca.gov/dms/programs/wm/wm.html

SALES BY WEIGHT:

A business needs to determine weight of:

- containers/packages of trimmings,
- containers/packages of product, and
- packages of dried flower.

These different types of containers and packages will likely require scales of different capacities and division sizes due to basic suitability requirements.

- Scale 1: For weighing 1 lb net-weight packages the grower could use a 1 kg x 0.001 kg scale (1000 g x 1 g).
- Scale 2: For weighing 1 gram net-weight packages the grower could use a 500 g x 0.01 g scale.

This may include, but is not limited to packages of:

- Usable cannabis (buds, flowers)
- Edibles
- Topicals (ointments, creams, balms, emollients)
- Shatter (cannabis concentrate)

SALES BY VOLUME:

Cannabis products in liquid form are sold by volume, e.g., milliliters (ml) and fluid ounces (fl oz).

This may include, but is not limited to packages of:

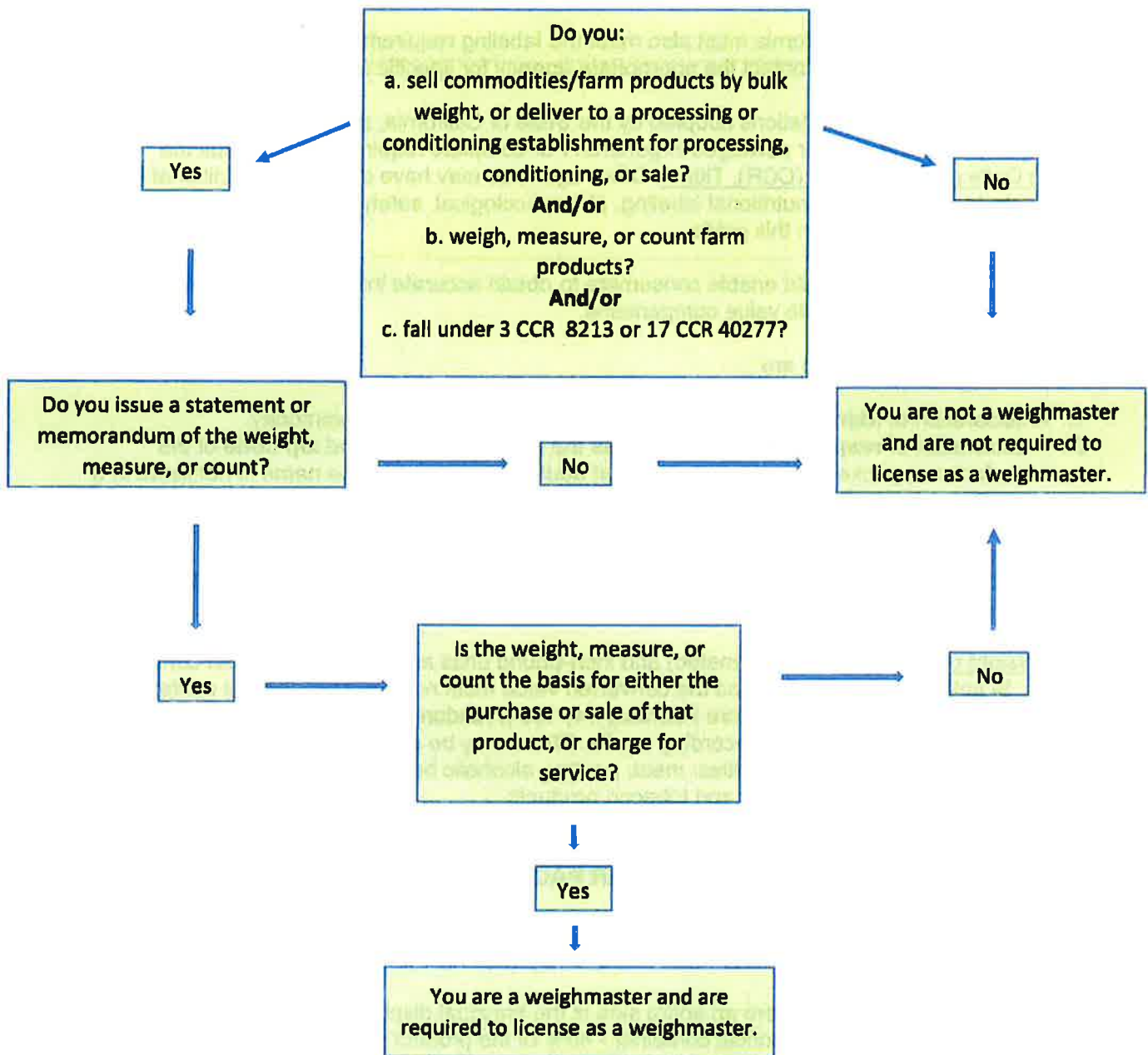
- Oils
- Tinctures
- Extracts



Go online at <https://www.cdfa.ca.gov/dms/> or send an email to DMS@cdfa.ca.gov for additional information.

Cannabis: Do I need to License as a Weighmaster?

Farm products¹ sold by bulk weight or delivered for processing, conditioning, or sale are required to be weighed by a licensed weighmaster².



¹Business and Professions Code (BPC) Division 5, Chapter 7 – Weighmasters, § 12730(f).

²BPC Division 5, Chapter 7 – Weighmasters, § 12730(a) and (b).

How do I license as a Weighmaster?

You may license by filling out an application that can be downloaded by going to [Weighmaster Application Form](#) and mailing it in, or license online at: [Online Weighmaster Application, Renewals and Updates](#).

For a list of weighmaster exemptions, please see the California Business and Professions Code, Division 5. Weights and Measures. Chapter 7, Weighmasters (12700-12737), Section 12701.

CALIFORNIA WEIGHTS AND MEASURES LABEL REQUIREMENTS

Cannabis products sold in California must also meet the labeling requirements for the California Department of Public Health. Contact the appropriate agency for specific requirements.

This is a brief summary of regulations adopted by the State of California, pursuant to the Fair Packaging and Labeling Act, for packages in general. For complete requirements, consult the [California Code of Regulations \(CCR\), Title 4](#). Other agencies may have different or additional labeling requirements (e.g., ingredient, nutritional labeling, pharmacological, safety related). Those requirements are not covered in this guide.

Packages and their labels should enable consumers to obtain accurate information as to the quantity of the contents and should facilitate value comparisons.

The **three basic requirements** are:

1. A declaration of **identity** that is the common or usual name of the commodity.
2. A declaration of **responsibility** that includes the **name, address, and zip code** of the manufacturer, packer, or distributor. A street address is required if the name is not listed in a current directory, which can include an online source. The connection of a distributor must be shown (e.g., "packed for, distributed by"). This statement is not required to be on the principal display panel.
3. A declaration of the **quantity** of the commodity in the lower 30% of the principal display panel area, in a size depending upon the area of the principal display panel.

Units of Weight or Measure: Both SI (metric) and inch-pound units are **required** for most consumer packages. SI units may appear first and the converted value must not overstate the net contents. Exceptions include: labels printed before February 14, 1994, random weight packages, foods packed at retail, camera film, audio and video recording media. There may be different requirements for the following federally regulated commodities: meat, poultry, alcoholic beverages, drugs, cosmetics, insecticides, fungicides, rodenticides, and tobacco products.

CONSUMER PACKAGES

Principal Display Panel Area Determination: This area, not the area of the label, determines the minimum height requirement of the declaration of quantity (see table).

1. A rectangular package where an entire side is the principal display panel - height times width.
2. A cylindrical or nearly cylindrical container - 40% of the product of the height times the circumference.
3. Other shaped containers - 40% of the entire square area of the container.
4. Obvious principal display panels - the actual square area of the panel.

Determination of the principal display panel shall exclude tops, bottoms, flanges at tops and bottoms of cans, and shoulders and necks of bottles or jars.

Minimum Height of Numbers and Letters for Principal Display Panel		
Area of Principal Display Panel	Minimum Height of Numbers and Letters (Printer)	Minimum Height Label Information (Blown or Molded)
32 cm² (5 in ²) or less	1.6 mm (1/16 in)	3.2 mm (1/8 in)
Over 32 cm² (5 in ²) to 161 cm² (25 in ²)	3.2 mm (1/8 in)	4.8 mm (3/16 in)
Over 161 cm² (25 in ²) to 645 cm² (100 in ²)	4.8 mm (3/16 in)	6.4 mm (1/4 in)
Over 645 cm² (100 in ²) to 2581 cm² (400 in ²)	6.4 mm (1/4 in)	7.9 mm (5/16 in)
Over 281 cm² (400 in ²)	12.7 mm (1/2 in)	14.3 mm (9/16 in)

Proportion: Letters of a declaration of quantity must not be more than three (3) times as high as they are wide. Except for blown or molded declarations, the style of type or lettering shall be bold, clear, and conspicuous against its background.

A Free Area: A free area, equal to at least the height of the lettering, is required above and below the quantity declaration. At each end, the free area must be equal to twice the width of the capital "N" of the style and size of type used.

Decimal Fractions: Decimal fractions may be carried to three places. SI unit declarations may contain only decimal fractions. Decimal fractions are permitted in inch-pound declarations.

Common Fraction: Common fraction use is restricted to inch-pound units and is normally limited to halves, quarters, eighths, sixteenths, and thirty-seconds to the lowest term. Each number of a fraction in a declaration of quantity must be at least 1/2 the minimum height.

Abbreviations:

Inch-pound: avdp, lb, oz, gal, qt, pt, yd, ft, in, sq, and cu

SI units: kg, g, mg, L or l, mL or ml, m, cm, mm, m, m², dm², cm², m³, dm³, and cm³

Both systems may use: wt, fl, liq, dr, dia, pc, ea, and ct

Periods and plural forms are not recommended for inch-pound units and are prohibited for metric.

Rule of 1000 for SI Units: Numerical values should be between 1 and 1000 (e.g., 500 g not 0.5 kg; 1.96 kg not 1960 g; 750 ml not 0.75 l; 750 mm or 75 cm not 0.75 meters).

Weight Declarations: The words "net mass" or "net weight" are optional.

Less than 1 kilogram: must be stated in grams, decimals of a gram or milligrams.

1 kilogram or more: kilograms and decimals of a kilogram up to three places.

Less than 1 pound: must be stated as ounces or fraction of ounces.

1 pound or more: in pounds, with remainder in fractions of pounds, or ounces and fractions of ounces.

Fluid Declarations: The words "net" or "net contents" are optional. "Fluid" is required with ounces (e.g., 12 fl oz) unless the meaning is obvious by association (e.g., 1 pint 4 ounces).

Less than 1 liter: must be stated in milliliters.

1 liter or more: liters and decimal fractions of a liter up to three places.

Less than 1 pint: fluid ounces and fractions of an ounce.

- 1 pint to less than 1 gallon:** largest whole unit (quarts or pints as appropriate), with remainder in ounces, fractions of a pint or a quart. (2 quarts may be stated as 1/2 gallon)
- 1 gallon or more:** gallons and fractions of a gallon.

Supplementary Declarations: Non-required quantity declarations are not permitted on the principal display panel.

Qualifying Statements: Quantity declarations containing qualifying words are not permitted. Words such as "minimum," "approximately," "when packed," or any words that tend to exaggerate are considered qualifying words.

Multi-Unit, Combination or Variety Packages: Consult California Code of Regulations, Title 4, for specific requirements.

NONCONSUMER PACKAGES

Nonconsumer Package: This term applies to any package other than a consumer package, and particularly a package intended solely for industrial or institutional use or for wholesale distribution.

Basic Requirements: A declaration of identity of the commodity, the name, address, and zip code of the packer, and a declaration of quantity shall be prominently and conspicuously displayed on the outside of the package.

Declaration of Quantity: The declaration of quantity shall be in the largest whole unit. SI and inch-pound units may be used, individually or together.

EXEMPTIONS FROM LABELING REQUIREMENTS

Bulk Foods Repacked and Sold by Retailer - Food and Drug Administration (FDA) Retail Food Labeling Exemptions

FDA regulations specify that foods **received by retailers in bulk quantities that are repackaged by the retailer and displayed for sale on the premises**, are exempt from:

1. Net content statements - if it is obvious that they are to be weighed, measured, or counted, within view of the customer or in compliance with the customer's order. [21 CFR § 1.24(a)(1)]
2. Identity statements - if a placard, counter card, or the master container bears the identity statement. [21 CFR § 101.100(b)(3)]
3. Responsibility statements. [21 CFR § 101.100(b)(1)]

Commodities Packed and Sold on the Same Premises

A package sold on the same premises where it was packed is not required to have a declaration of responsibility (i.e., name and address of the manufacturer, packer, or distributor).
[CCR § 4510 UPLR 5]

However, the package must still have the declarations of quantity and identity.
[CCR § 4510 UPLR 3, 4, 6, 7]

Random Weight Packages

These are packages from a lot having identical labels **except** for the net weight. An example would be packages of bricks of cheese labeled: *Extra Sharp Cheddar, Audry Cheese Company, Sell by April 25 '18*, each package having a different net weight ranging from 0.94 to 1.64 lb.

As of January 1, 2000, a random weight package must bear a label conspicuously declaring:

- a) the net weight
- b) unit price
- c) the total price

[CCR § 4510 UPLR 6.16, 11.1]

Exemptions

1. If the random weight package is packaged for sale at another location, the unit price and total price may be omitted providing they are on the package at the time of sale. [CCR § 4510 UPLR 6.16]
2. Random weight packages are not required to be labeled with the net weight if they are "sold intact and intended to be weighed and marked with the correct quantity statement prior to or at the point of retail sale." For this exemption, no quantities can be represented on the package prior to being weighed or measured at the time of sale. The outside container is required to bear a label declaration of the total net weight. [CCR § 4510 UPLR 11.26]

A random weight package will have a conspicuous label stating:

- a) net weight
- b) price per pound
- c) total sales price

It is exempt from the requirements for:

- a) SI (Metric) quantity labeling
- b) type size
- c) placement in the lower 30% of the principal display panel free area

[CCR § 4510 UPLR 11.1]

3. If the random weight package does not state the net weight, price per pound and total sales on the same label at the time of sale, it must conform to all package labeling requirements. This includes placement, letter size, color contrast, prominence, etc., unless it is done as an indirect sale. [CCR § 4510 UPLR 11.1 and 11.1.1]
4. Indirect sales, such as internet orders, shall be exempt from the labeling requirements of unit price and total price when at the time of delivery, the package is marked with a statement of net weight and all of the following requirements are met:
 - (a) the unit price is set forth and established in the initial product offering
 - (b) the maximum possible net weight, unit price, and maximum possible price are provided to the customer by order confirmation when the product is ordered
 - (c) at delivery, the customer receives a receipt bearing the following information: identity, declared net weight, unit price, and the total price. [CCR § 4510 UPLR 11.1.1]

Gabriela Robb

From: Tommy Fowlkes <TFowlkes@cvwd.org>
Sent: Tuesday, April 7, 2020 1:32 PM
To: Gabriela Robb
Cc: Carrie Oliphant; Ruben Montiel
Subject: RE: Request for Comments CUP20-0001
Attachments: 2-13-20 Imperial County Planning & Building Dept. - CUP #20-0001, 2263 Pasadena Ave, Thermal - APN 014-014-005-000,.pdf

CAUTION: This email originated outside our organization; please use caution.

Gabriela,

We have no further comments to our original response on 2-13-20. Please see attached.

THANK YOU,
TOMMY FOWLKES
Development Services Supervisor
Coachella Valley Water District
(760) 398-2651 ext.3535

RECEIVED
APR 07 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

"These comments/conditions are valid for one year from the date of this letter/email, including any verbal representations. Thereafter, CVWD may review and revise the requirements discussed and/or require updated information."

From: "Gabriela Robb" <GabrielaRobb@co.imperial.ca.us>
To: "Esperanza Colio" <EsperanzaColio@co.imperial.ca.us>, "Carlos Ortiz" <CarlosOrtiz@co.imperial.ca.us>, "Sandra Mendivil" <SandraMendivil@co.imperial.ca.us>, "Jolene Dessert" <JoleneDessert@co.imperial.ca.us>, "Adam Crook" <AdamCrook@co.imperial.ca.us>, "John Gay" <JohnGay@co.imperial.ca.us>, "Carlos Yee" <CarlosYee@co.imperial.ca.us>, "Matt Dessert" <MattDessert@co.imperial.ca.us>, "Monica Soucier" <MonicaSoucier@co.imperial.ca.us>, "Jeff Lamoure" <JeffLamoure@co.imperial.ca.us>, "Jorge Perez" <JorgePerez@co.imperial.ca.us>, "Alphonso Andrade" <AlphonsoAndrade@co.imperial.ca.us>, "Alfredo Estrada Jr" <AlfredoEstradaJr@co.imperial.ca.us>, "Robert Malek" <RobertMalek@co.imperial.ca.us>, "Andrew Loper" <AndrewLoper@co.imperial.ca.us>, "Raymond Loera" <rloera@icso.org>, "Thomas Garica" <tgarcia@icso.org>, "mmansfield@saltoncsd.ca.gov" <mmansfield@saltoncsd.ca.gov>, "Jim Barrett" <JBarrett@cvwd.org>, "tsteele@cvusd.us" <tsteele@cvusd.us>, "melina.pereira@dot.ca.gov" <melina.pereira@dot.ca.gov>, "Robert Menvielle" <RobertMenvielle@co.imperial.ca.us>, "Donald Vargas - IID" <DVargas@IID.com>, "richard.pimentel@cvusd.us"



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barnett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

February 13, 2020

RECEIVED

FEB 17 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Joe Hernandez
Imperial County Planning and Building Department
801 Main Street
El Centro, CA 92243

Dear Mr. Hernandez:

Subject: Conditional Use Permit #20-0001, 2263 Pasadena Avenue, Thermal, CA:
APN 014-014-005-000, development of 3 phased new cannabis industrial facilities

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

Imperial County (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

The project is located within the service area of CVWD for the provision of domestic water service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

Coachella Valley Water District (CVWD) may need additional facilities to provide for the orderly expansion of its domestic water systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.


Joe Hernandez
Imperial County Planning and Building Department
February 13, 2020
Page 2

This notice of domestic water service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Director of Engineering

RECEIVED
FEB 14 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

cc: Nathan White (AGESS, Inc.)
3676 Mississippi Street
San Diego, CA 92104

RM: ms\Eng\Dev Svcs\2020\Feb\DRL 20-10807 Pasadena Ave.doc
File: 0163.1, 0421.1, 0721.1, 1150.21
Geo. 101019-2
PZ 20-10807



ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

April 14, 2020

RE: Conditional Use Permit #20-0001 (Revised)
2263 Pasadena Avenue, Thermal, CA; APN: 014-041-005

Imperial County Fire Department would like to thank you for the chance to review and comments on the project located at 2263 Pasadena Avenue, Thermal, CA; APN: 014-041-005

Imperial County Fire Department has the following comments and/or requirements for Cannabis operations.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
- All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic smoke removal system with approved filtration for cannabis operations.
- Fire department access and gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.
- Fiscal Impacts will remain open until meeting the department head(s) and developer(s), which may include but not limited to:
 - Capital purchases which may be required to assist in servicing this project
 - Costs for services during construction and life of the project
 - Training

Number 15. Imperial County Fire Department Standards /Notes last bullet reads as followed:

A small water tank will be utilized on site for phase 1 to meet fire sprinkler demand and will be replaced as the site scales up to larger needs at phase2 and finally with phase 3 42' wide by 30' tall on site water tank to meet or exceed compliance with all local jurisdictional standards.

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Phone: (442) 265-3020

Imperial County Fire Department is requesting the last bullet in number 15 be removed from the document as this action has not been approved for CUP20-0001 or this project

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California building and fire code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper 
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

ADMINISTRATION / TRAINING

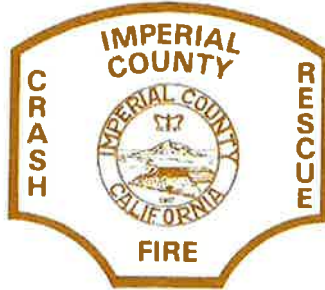
1078 Dogwood Road
Heber, CA 92249

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Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

February 20, 2020

RE: Conditional Use Permit #20-0001
2263 Pasadena Avenue, Thermal, CA; APN: 014-041-005

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 - Costs for services during construction and life of the project
 - Training

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California building and fire code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper

Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau



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April 7, 2020

Mr. Joe Hernandez
Planner IV
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED
APR 07 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Nathan White/Agess, Inc. Cannabis Project in Thermal, CA; Revised CUP Application No. CUP20-0001

Dear Mr. Hernandez:

On this date, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on revised Conditional Use Permit application no. 20-0001. The applicant, Nathan White on behalf of Agess, Inc.; is proposing the development of 3-phased cannabis Industrial facility for on-site cultivation, harvesting, curing, packaging and sales at 2263 Pasadena Avenue, Thermal, California.

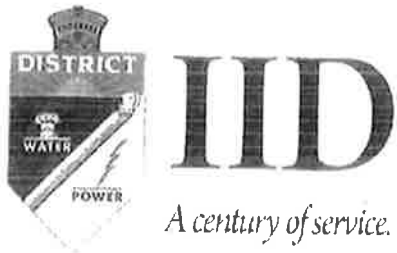
The IID has reviewed the revised application and finds that the comments provided in the February 20, 2020 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Matt MacDonald – Asst. Mgr., Energy Dept.
Vance Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



ESTABLISHED
Since 1911

February 20, 2020

Mr. Joe Hernandez
Planner IV
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Cannabis Project in Thermal, CA CUP Application No. CUP20-0001

Dear Mr. Hernandez:

On February 11, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on Conditional Use Permit application no. 20-0001. The applicant, Nathan White on behalf of Agess, Inc.; is proposing the development of 3-phased cannabis Industrial facility for on-site cultivation, harvesting, curing, packaging and sales at 2263 Pasadena Avenue, Thermal, California.

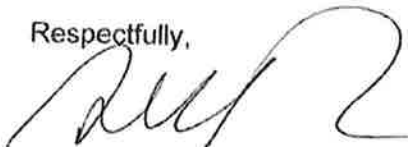
The Imperial Irrigation District has reviewed the information and has the following comments:

1. For electrical service to the home or the water well, the applicant should be advised to contact Ignacio Romo, IID Customer Project Development Planner, at (760) 482-3426 or e-mail Mr. Romo at igromo@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Please note electrical capacity in the area is limited (see attached map depicting IID electrical facilities in the vicinity) and a circuit study will be required to determine the project's impact to the distribution system. If the study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martínez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Matt MacDonald – Asst. Mgr., Energy Dept.
Vanca Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Joe Hernandez

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Tuesday, April 14, 2020 11:06 AM
To: Joe Hernandez
Subject: Conditional Use Permit #20-0001 in Imperial County APN 014-014-005-000

CAUTION: This email originated outside our organization; please use caution.

This email serves to inform you that we wish to make no comments on this project.

H. Jill McCormick, M.A.
Historic Preservation Officer
Ft. Yuma Quechan Tribe
350 Picacho Road
Yuma, AZ 85366
Office: 760-572-2423
Cell: 928-261-0254



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Joe Hernandez

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Monday, March 23, 2020 9:13 AM
To: 'Agess, Inc.'; Joe Hernandez
Subject: RE: CUP20-0001; APN 014-041-005

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Agess, Inc. [mailto:agessinc@gmail.com]
Sent: Monday, March 16, 2020 2:22 PM
To: Quechan Historic Preservation; Joe Hernandez
Subject: Re: CUP20-0001; APN 014-041-005

Hello H. Jill McCormick,

The attached documents are in regards to your request to review CUP 20-0001 for new industrial facility in salton city, CA.

Hope this helps and let me know if your able to review the attachments.

Best,

Nathan G. White

CEO & Co-Founder
AGESS, Inc.
m: 714.262.5177
e: agessinc@gmail.com



This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying, or distribution of this communication, or the taking of any action based on it, is strictly prohibited.

On Mon, Mar 16, 2020 at 7:30 AM Quechan Historic Preservation <historicpreservation@quechantribe.com> wrote:

I am not sure who this email is from, but whatever you are trying to send is not compatible with our email system. If you are trying to send project documents, please send them in another manner. I am deleting your email, as it is slowing my system down.

From: Agess, Inc. [mailto:agessinc@gmail.com]
Sent: Monday, March 9, 2020 3:29 PM

Historic Preservation Officer

P.O. Box 1899

Yuma, AZ 85366-1899

Office: 760-572-2423

Cell: 928-261-0254

E-mail: historicpreservation@quechantribe.com

Error! Filename not specified.

On Thu, Mar 5, 2020 at 5:30 PM Joe Hernandez <JoeHernandez@co.imperial.ca.us> wrote:

Nathan – sorry for the delay in responding. Attached please find copies of the comment letter received for CUP #20-0001.

Let me know if you have any questions.

Joe Hernandez

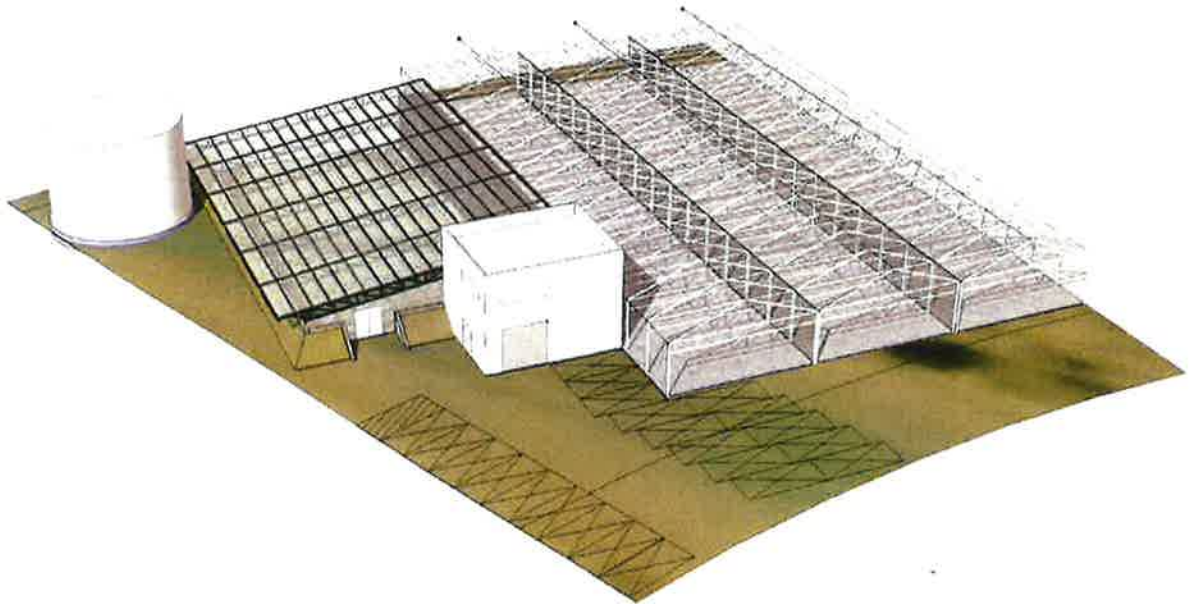
Planner IV
Planning & Development Services

442-265-1736, extension 1748

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APPLICATION SUBMITTAL

Farms @ 2263 Pasadena Avenue - Project Description



PROPERTY ADDRESS

2263 PASADENA AVE. THERMAL CA. 92274 (Salton City)

CONDITIONAL USE PERMIT - No. 20-0001

BUILDING PERMIT - No. XXXXXXX

COMMERCIAL CANNABIS ACTIVITY LICENSE CA - No. XX-XXXX

APPLICANT

Agess, Inc.

POINT OF CONTACT

Nathan G. White

CEO & Co-Founder

Agess, Inc.

agessinc@gmail.com

mobile: 714.262.5177

www.agessinc.com

1. PROJECT DESCRIPTION

CONDITIONAL USE PERMIT FOR NEW CANNABIS CULTIVATION INDUSTRIAL FACILITY IN THREE PHASES IDENTIFIED AS ON-SITE CULTIVATION, HARVESTING, CURING, PACKAGING IN COMMON AREA AND BULK PRODUCT SALE TO OUTSIDE BUYERS FOR RETAIL SALES WITH ALL INTAKE AND EXHAUST FANS UTILIZING AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) TO ELIMINATE ODOR DISCHARGE

AND PARTICULATE MATTER IN COMPLIANCE TO MEET OR EXCEED LOCAL JURISDICTIONAL STANDARDS. THIS SITE WILL NOT HAVE RETAIL SALES OR ONSITE MANUFACTURING BUT THIS COULD BE APPLIED FOR AT A LATER DATE WITH A NEW CONDITIONAL USE PERMITS (CUPs). THE LOCATION IS WITHIN THE SALTON SEA COMMUNITY, SALTON CITY. PHASE 1 WILL BE 4010 SQ. FT. OF USABLE AREA WITH 640 SQ.FT OF CULTIVATION AREA CONSISTING OF 5 SHIPPING CONTAINERS WITH ROOF / WALLS AND ASSOCIATED ONSITE / OFFSITE WORK INCLUDING UTILITIES. PHASE 2 WILL BE AN ADDITIONAL 5470 SQ.FT OF USABLE AREA WITH 1600 SQ.FT OF CULTIVATION AREA CONSISTING OF 11 SHIPPING CONTAINER UNITS WITH ROOF AND WALLS. PHASE 3 WILL BE 3 42'X204' GREENHOUSES WITH TOTAL GROSS AREA OF 25,704 SQ.FT. AND A 22,000 SQUARE FEET OF CULTIVATION AREA, ONE DETACHED SHIPPING CONTAINER UNITS FOR WATER TREATMENT FOR AN ADDITIONAL 400 SQ.FT., DETACHED WATER TANK FOR FIRE SERVICE NEEDS, SECURE LOADING AND UNLOADING GARAGE OF 2160 SQ.FT. TOTAL DEVELOPMENT IS 37,740 SQ.FT. OF CONSTRUCTION LESS 400 MECH / WATER UNIT IS 37,340 SQ.FT.

2. GENERAL REQUIREMENTS

PROJECT WILL CONFORM TO REGULATIONS OF THE WEST SHORES URBAN PLAN, DEVELOPMENT STANDARDS FOR COMMERCIAL & INDUSTRIAL ZONES SECTION 90300.0, OFF STREET PARKING REGULATIONS PER SECTION 904002.00 AND FENCING REGULATIONS ARE SUBJECT TO SECTION 90403.00 OF LAND USE ORDINANCE. PURSUANT TO THE WEST SHORES URBAN PLAN THE MAXIMUM FLOOR AREA RATIO (FAR) IS 3:1. MINIMUM OF 10% OF SITE DEDICATED TO LANDSCAPE. ALL SPECIFIC TECHNICAL, MECHANICAL, ELECTRICAL, PLUMBING AND CONSTRUCTION RELATED SPECIFICATIONS AND DETAILS WILL BE ADDRESSED AT THE BUILDING PERMIT SUBMITTAL PROCESS.

3. CULTIVATION PROCESS:

WE WILL CONSTRUCT A SMALL PROOF OF CONCEPT PHASE 1 STRUCTURE CONSISTING OF 5 SHIPPING CONTAINERS MEASURING 8' WIDE X 8' HIGH X 45' LONG WITH STRUCTURAL TRUSSES SPANNING FROM A SINGLE LEVEL TO A DOUBLE HIGH TWO STACK LEVEL WITH A FOOTPRINT OF 3650 SQFT. WE WILL CONSTRUCTION HALF OF OUR FINAL PARKING LAYOUT DUE TO LESS ON-SITE DEMAND AND TO REDUCE COST. PHASE 2 WILL HAPPEN AT A LATER DATE AND BE ATTACHED TO PHASE ONE FOR A TOTAL OF 11 8' WIDE X 8' HIGH X 45' LONG WITH SAME PROFILE AND DETAILS. THIS WILL INCLUDE SUPPORT USES TO PRIMARY CULTIVATION USE. PHASE 3 WILL HAVE SMALL SECTION OF GREENHOUSE 1 WILL BE ON A VEGETATIVE CYCLE PRODUCING PLANTS FOR GREENHOUSES 1-3. GREENHOUSES 1-3 WILL PRODUCE THE FINISHED PRODUCT/FLOWERS. WITHIN GREENHOUSES 1-3 THERE WILL BE 70 LED LIGHT FIXTURES PER ROOM AND GROWING BEDS ON ROLLING TABLES MEASURING 6'X16'. THIS WILL TOTAL 96 TABLES RUNNING LENGTHWISE OF THE BUILDING. THE CENTRAL SECTION OF EACH GREENHOUSE WILL BE 54"

WIDE, ALLOWING FOR EASY ACCESS. GREENHOUSE 1 WILL HAVE 22 ROWS OF NON-ROLLING TABLES MEASURING 4'X8', RUNNING OPPOSING LENGTH WISE TO THE BUILDING AS WELL AS 22 ROWS OF 3 TABLES FOR A TOTAL OF 66 TABLES. TABLES WILL BE IRRIGATED WITH PVC PIPING AND FLEXIBLE TUBES WHERE APPLICABLE. GREENHOUSE 1 WILL ALSO HAVE 70 LED LIGHT FIXTURES THROUGHOUT. AIR DUCTING FROM AIR HANDLERS WILL BE ABOVE THE RAFTERS WITH 4 HORIZONTAL FANS/4 VERTICAL FANS PER ROOM, 2 INTAKE FANS AND 2 OUTTAKE FANS PER GREENHOUSE STRUCTURE. THE STRUCTURES EXTERIOR WALLS WILL BE MADE WITH INSULATED STEEL PANELS.

THE CURING/DRYING SPACE WILL BE PLACED IN INSULATED SHIPPING CONTAINERS WITH HUMIDIFIERS, DEHUMIDIFIERS, AND AIR CONDITIONING TO CONTROL THE ENVIRONMENT. THESE CONTAINERS ARE MADE OF STEEL AND WILL BE LOCKED ALWAYS, AS WELL AS PATROLLED BY SECURITY 5 TIMES A NIGHT USING AN ELECTRONIC LOG NOTIFICATION SYSTEM TO CONFIRM PATROL. TOTES AND PLASTIC CONTAINERS WITH CURED FLOWERS AWAITING TRIM WILL ALSO BE LOCKED INSIDE THE CONTROLLED SPACE ENSURING QUALITY UNTIL SUCH TIME IT IS READY FOR PACKAGED DISTRIBUTION.

THE TRIMMING AREA WILL BE A CLEAN ROOM LOCATED IN A CLIMATE-CONTROLLED AREA NEEDED TO ENSURE PRODUCT QUALITY IN PREPARATION FOR PROCESSING AND PACKAGING. UPON PACKAGING IT WILL EITHER BE PACKAGED FOR STORAGE OR PACKAGED FOR DISTRIBUTION. THE TRIM WILL ALL BE SEALED AND STORED FOR FUTURE PROCESSING THROUGH A LICENSED 3RD PARTY.

WATER WILL BE SUPPLIED FROM A 2/1 REVERSE OSMOSIS SYSTEM CAPABLE OF PRODUCING 5000 GALLONS PER DAY, THE EXCESS WILL GO TOWARDS IRRIGATION OF THE PROPERTIES DECORATIVE LANDSCAPE. IT WILL ALSO BE RECYCLED BACK INTO OUR MAIN WATER SYSTEM FOR RE-USE. THE REVERSE OSMOSIS WATER WE PRODUCE WILL BE USED TO WATER PLANTS AND CREATE ORGANIC/BIO SYNTHETIC FEEDS FOR THE CROPS. WATER DRAINAGE FROM POTS WILL BE 10% OF THE ORIGINAL WATER INTRODUCED TO THE POTTER. FOR EVERY 1 GALLON YOU SHOULD GET ABOUT A PINT OR SO OF LIQUID TO DRAIN OUT THE BOTTOM. THE DRAINAGE WILL PRIMARILY BE EVAPORATIVE AND USED TO KEEP THE GREENHOUSE HUMID IN THE DESERT CONDITIONS. FLOOR DRAINS WILL BE INSTALLED IN ALL GREENHOUSES AND THE DRAINAGE WILL FLOW BACK TO A STORAGE TANK FOR RECYCLING.

THE WATER ROOM WILL HOLD THE REVERSE OSMOSIS SYSTEM, MAIN PUMPS AND REGULATING SYSTEMS (ARGUS) IN PLACE, AS WELL AS PIPING THAT RUNS THROUGHOUT THE WHOLE FACILITY.

THE OFFICE WILL REQUIRE SPACE FOR AT LEAST TWO DESKS, SECURITY WILL HAVE AN ONSITE DESK AND A VAULT WILL HOLD ALL PERTINENT DOCUMENTATION. ONE WILL BE UTILIZED TO RUN THE ARGUS SYSTEM AND ONE TO HANDLE ALL OTHER AFFAIRS RELATED TO ON-SITE OPERATIONS. THE VAULT WILL ALSO BE LOCATED WITHIN THIS SAME STRUCTURE AND WILL FUNCTION LIKE A HUMIDOR. NO PHYSICAL CASH OR FINANCIAL INFORMATION WILL BE STORED ONSITE TO AVOID THEFT AND DETER ROBBERY. ROOT BALLS WILL BE COMPOSTED ON SITE AND OUR OPERATION WILL AIM TO BE 100% ORGANIC TO MEET ALL STATE REQUIREMENTS. EACH PHASE / BUILDING IS PROPOSED TO GET SEPARATE ADDRESSES FOR STATE PERMITTING PURPOSES AND THEY WILL HAVE INDEPENDENT INFRASTRUCTURE. EXISTING FENCING, WATER METER AND POWER POLE WILL BE UTILIZED FOR SERVICES. SITE IS PREVIOUSLY GRADED SO IT SHOULD BE EXEMPT FROM A GRADING PERMIT.

4. AIR POLLUTION CONTROL DISTRICT & ODOR CONTROL

ALL CULTIVATION GREENHOUSES AND SUPPORT STRUCTURES WILL BE SEALED TO AVOID LEAKAGE AND DISCHARGE OF ODORS AS WELL AS INTERNAL CONTAMINATION. ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE EXHAUST FANS TO ELIMINATE ODOR DISCHARGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL STANDARDS.

SIGNAGE FOR PUBLIC: NAME AND PHONE NUMBER SIGNAGE WILL BE POSTED AND VIEWABLE FROM PUBLIC RIGHT OF WAY TO CALL FOR ODOR OR OTHER RELATED COMPLAINTS. PROJECT MANAGER - NATHAN WHITE BY EMAIL: AGESSINC@GMAIL.COM / 714.262.5177 OR MASTER GROWER – MR. PAUL DIAMICO BY EMAIL: PDIAMICO@GMAIL.COM / 760.799.2945

PARTICULATE MATTER AND ODOR CONTROL PLAN: DRAFTING AND IMPLEMENTATION OF ODOR CONTROL PLANS WILL MEET OR EXCEED ALL AIR DISTRICT STANDARDS TO EMPHASIZE CONTINGENCY MEASURES WHEN EQUIPMENT OR PROCESSES DO NOT WORK SUCH AS PUBLIC NOTIFICATION POSTING AT THE SITE AND IN LOCAL PUBLIC INFORMATION DISTRIBUTION NETWORKS SUCH AS LOCAL NEWSPAPERS.

DURING CONSTRUCTION, A COMPLETE LIST OF ALL MOBILE EQUIPMENT UTILIZED FOR CONSTRUCTION WILL BE COORDINATED WITH THE AIR POLLUTION CONTROL DISTRICT TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

5. SOLID WASTE

OUR CULTIVATION FACILITY WILL BE USING NO TILL AND COMPOSTING PRACTICES TO MINIMIZE THE AMOUNT OF SOIL MEDIUM THAT WE WILL NEED TO BE IMPORTED AND USED ON SITE. ALL MEDIUMS WILL BE ORGANIC AND COMPOSTABLE. ALL AMENDMENTS WILL BE ALL ORGANIC AND COMPOSTABLE. WE WILL BE ROTATING OUR SOIL BASED ON THREE CYCLE INOCULATION, ACTIVE USE, AND READY TO USE. ALL SOIL WILL BE STORED IN LARGE, SECURED BINS ON SITE AND WILL NOT NEED TO BE DISPOSED OF. THIS IS AMBITIOUS AND ONE OF THE MANY FACETS THAT SETS OUR PROPERTY AND DEVELOPMENT TEAM APART FROM THE CURRENT INDUSTRY STANDARD. ULTIMATELY THIS IS A MORE SUSTAINABLE, QUALITY APPROACH FOR THE ENVIRONMENT, OUR BOTTOM LINE AS WELL AS THE END RESULTING PRODUCT HAVING LESS EMBODIED ENERGY. ALL USABLE BIOMASS WILL BE SOLD TO LOCAL OR REGIONAL MANUFACTURING FACILITIES. ONLY BIOMASS TO BE COMPOSITED ARE ROOTS.

SMALL EXTERIOR COMPOSTING ZONES WILL BE LOCATED IN LANDSCAPE AREAS AND ONLY FOCUS ON ROOT BALL COMPOST AND SMALL ONSITE ORGANICS TO AVOID EXCESSIVE ODOR, STOCKPILING AND FIRE RISK. THE AREA SIZES ARE CORRELATED TO THE PHASE BEING DEVELOPED AND SHOWN ON THE PLANS. THESE COMPOSTING OPERATIONS WILL BE IN A CONTROLLED ENCLOSURE AREA TO ENSURE NO ODOR DISCHARGE WITH CHARCOAL FILTRATION (OR SIMILAR DEVICE) INTAKE AND EXHAUST FANS. ALL TRIM, LEAVES AND WASTE PRODUCTS FROM THE CANNABIS CULTIVATION PROCESS WOULD BE SOLD TO OUTSIDE BUYERS TO PROCESS AT THEIR OWN OFFSITE MANUFACTURING FACILITIES. THE ROOT BALLS ARE ABOUT 4" IN CIRCUMFERENCE AND EACH PLANT WILL CIRCULATE EVERY 2.5 - 3 MONTHS SO THE ORGANIC SOIL STOCKPILE IS IN CONTINUOUS CIRCULATION TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS

6. TRASH AND RECYCLING WASTE

THE TYPE OF WASTE / RECYCLABLES THAT WILL BE LEAVING OUR FACILITY WILL BE MOSTLY PLASTIC AND SOME PAPER PRODUCTS FROM PACKAGING OF EQUIPMENT, MEDIUMS, ODDS AND ENDS OF ON SITE OFFICE WORK. ALL FOOD WASTE, MOST PAPER WASTE, AND ALL CANNABIS BI-PRODUCTS NOT DEEMED VALUABLE WILL BE COMPOSTED WITH ON SITE REUSE AS MENTIONED ABOVE. ANY FURTHER QUESTIONS ON OUR SOLID WASTE PLAN AND COMPOSTING PROCESS STANDARD OPERATING PROCEDURES (SOP) CAN BE FORWARDED TO OUR MASTER GROWER – MR. PAUL DIAMICO BY EMAIL: PDIAMICO@GMAIL.COM / 760.799.2945

7. STORAGE/DRYING:

INSULATED SHIPPING CONTAINERS WILL SERVE THE PURPOSE OF A CURING/DRYING SPACE FOR THE CULTIVATED PRODUCT. THESE STORAGE SPACES WILL CONTAIN HUMIDIFIERS, DEHUMIDIFIERS AND AIR CONDITIONING

TO CONTROL THE ENVIRONMENT. THE SECURED STEEL STRUCTURES WILL BE LOCKED AT ALL TIMES, WITH REGULAR LOGGED SECURITY CHECKS THROUGHOUT EACH 24-HOUR TIME PERIOD. CONTAINERS OF THE CURED FLOWER, AWAITING PACKAGING AND DISTRIBUTION WILL ALSO BE SECURED WITHIN THE CONTAINERS. *ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE INTAKE AND EXHAUST FANS TO ELIMINATE ODOR DISCHARGE TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.*

8. TRIMMING/DISTRIBUTION:

THE TRIMMING AREA WILL BE A CLEAN ROOM INSIDE THE INSULATED SHIPPING CONTAINER. THIS CLIMATE CONTROLLED AREA WILL ENSURE PRODUCT QUALITY FOR LATER OFF-SITE PROCESSING AND PACKAGING. ONCE COMPLETED THE PRODUCTS WILL EITHER BE STORED OR SHIPPED FOR DISTRIBUTION. ALL DISTRIBUTION WILL BE DONE THROUGH A LICENSED THIRD PARTY OFF SITE. *ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE INTAKE AND EXHAUST FANS TO ELIMINATE ODOR DISCHARGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL STANDARDS.*

9. WATER USAGE:

EACH GREENHOUSE WILL USE 500 GALLONS OF WATER PER DAY. PHASE 1 WILL USE 1000 GALLS PER DAY. ONSITE BATHROOM WILL USE MINIMAL WATER OF 100 GALLONS PER DAY AND 36,500 FOR A TOTAL OF 401,500 GALLONS PER YEAR. PHASE 2 WILL REQUIRE TOTAL OF 4100 GALLONS OF WATER PER DAY TO SERVE THE ENTIRE FULLY CONSTRUCTED DEVELOPMENT AND RESULT IN ANNUAL WATER USAGE OF 1,476,500 GALLONS PER YEAR. ON SITE WATER TANKS WILL BE FILLED TO REDUCE PRESSURIZATION DEMAND WITH NEW WATER SERVICES TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

10. WATER PROCESS:

WATER WILL BE SUPPLIED FROM A 2:1 REVERSE OSMOSIS SYSTEM, CAPABLE OF PRODUCING 5,000 GALLONS PER DAY AND RECYCLED BACK IN THE SYSTEM FOR RE-USE. THE REVERSE OSMOSIS WATER WILL BE USED TO WATER THE CANNABIS CROP AND ALSO TO CREATE ORGANIC/BIO SYNTHETIC FEED FOR THE CROPS. DRAINAGE FROM THE WATERING ACCOUNTS FOR ABOUT 10% OF THE ORIGINAL WATER INTRODUCED TO EACH POTTER. SOME OF THE DRAINAGE WILL BE SPREAD TO EVAPORATE AND AID IN KEEPING THE STRUCTURES PROPERLY HUMIDIFIED IN THE DESERT CONDITIONS. INSTALLED FLOOR DRAINS WILL COLLECT EXCESS DRAINAGE THAT WILL THEN BE DELIVERED TO STORAGE TANKS FOR REUSE.

A PRIMARY 'WATER ROOM' LOCATED WITHIN ONE INSULATED SHIPPING CONTAINER, WILL HOUSE THE REVERSE OSMOSIS SYSTEM AS WELL AS THE MAIN PUMP REGULATING SYSTEM (SUPPLIED BY ARGUS) AND PIPING SUPPLYING THE ENTIRE FACILITY. EXCESS BRINE (SALTY) WATER WILL BE USED FOR IRRIGATION OF THE PROPERTY'S ECO-FRIENDLY SALT TOLERANT LANDSCAPE AND REMAIN ON-SITE. THE CLOSED LOOP APPROACH REDUCES OVERALL ENVIRONMENTAL IMPACT BY NOT REQUIRING CONTINUOUS INFLOW AND DISCHARGE. WE WILL RECYCLE, REDUCE AND REUSE ALL SOURCES.

11. PARKING:

PARKING FOR THE FACILITY WILL BE LOCATED IN THE FRONT PORTION OF THE PROPERTY. THIS INDUSTRIAL LOT AS WELL AS MANY OF THE SURROUNDING PARCELS CARRY A LARGE 35 FOOT FRONT SETBACK. PER CODE SECTION 90402.11(A), PARKING SHALL NOT BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WITHIN "RESIDENTIAL AREAS", UNLESS IT IS DETERMINED BY THE LOCAL AGENCY THAT THIS IS NOT FEASIBLE. CODE SECTION 90402.11(B) FOR NON-RESIDENTIAL PARKING MAKES NO MENTION OF LIMITING PARKING WITHIN THE FRONT SETBACK AREA. THE CODE IS SILENT ON THIS MATTER AND DUE TO THE FACT OUR FACILITY IS NON-RESIDENTIAL, OUR PARKING WILL BE LOCATED WITHIN THIS FRONT AREA, ENABLING EFFICIENT USE OF THE PROPERTY. THE FACILITY WILL HAVE A SMALL NUMBER OF STAFF AND CARS AT ANY GIVEN TIME. THIS PARKING CONFIGURATION MAKES THE MOST SENSE FOR THIS OPERATION. 26 SPACES TOTAL = 1 ADA SPACE, 4 TANDEM SPACES, 1 TRUCK LOADING, 19 STANDARD. ALL STALLS ARE 19'X9' MIN. TYPICAL TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

12. TRAFFIC TRIPS:

26 SPACES TOTAL = 1 ADA SPACE, 4 TANDEM SPACES, 1 TRUCK LOADING, 19 STANDARD. ALL STALLS ARE 19'X9' MIN. TYPICAL DAILY SITE TRAFFIC WILL CONSIST OF PHASE 1 WILL HAVE 3 ON-SITE EMPLOYEES AT ANY GIVEN TIME MAX, PHASE 2 WILL EMPLOY AN ADDITION 6 EMPLOYEES MAX AND FINAL PHASE THREE WOULD HAVE 12 ADDITIONAL EMPLOYEES FOR A MAX OF 21. THIS INCLUDES ON-SITE 24 HOUR SECURITY WITH 1 TO 3 SECURITY OFFICERS IN 8 HOUR SHIFTS. THE SITE WILL ALSO HAVE ONE INCOMING SUPPLY DROP OFF PER WEEK AND 1 OUTGOING PRODUCT PICK UP PER WEEK.

13. RENEWABLE ENERGY PRODUCTION

OUR GOAL IS 100% RENEWABLE ENERGY GENERATION ON SITE FOR PHASE 1 & 2. FUTURE SOLAR INFUSED GLASS COULD BE INSTALLED ON THE ROOF AND WALLS OF THE BUILDINGS AND GREENHOUSES IN PHASE 2 WHEN THE GROUND MOUNT SOLAR IS RELOCATED ON SITE. WE WILL HAVE ALL AVAILABLE ROOFING SURFACES, CANOPY COVERS AND COMMON AREAS UTILIZING SOLAR POWER ENERGY PRODUCTION WHICH WILL ALSO REDUCE ENERGY NEEDS WITH SHADING OF SPACES BELOW. SOLAR INFUSED GLASS

WILL SHADE THE SPACE BELOW WITHIN GREENHOUSES FROM CELLS WHICH WILL FURTHER REDUCE ENERGY DEMANDS. THIS CAN BE COST PROHIBITIVE SO IT MIGHT NOT BE DONE AT THE VERY BEGINNING OF THE PROJECT BUT RATHER AT A LATER PHASE TO CHANGE OUT POLYCARBONATE MATERIALS. WE WILL MAINTAIN A GRID CONNECTION VIA THE EXISTING POWER POLE A SINGLE PHASE POWER WITH A 400 AMP DROP TO AN ELECTRICAL ROOM.

14. COACHELLA VALLEY WATER DISTRICT

THIS AREA IS DESIGNATED ZONE X ON FEDERAL FLOOD INSURANCE RATE MAPS, WHICH ARE IN EFFECT AT THIS TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FLOOD PROTECTION MEASURES FOR LOCAL DRAINAGE SHALL COMPLY WITH CALIFORNIA DRAINAGE LAW AND PROVIDE THAT STORMWATER FLOWS ARE RECEIVED ONTO AND DISCHARGED FROM THIS PROPERTY IN A MANNER THAT IS REASONABLY COMPATIBLE WITH PRE DEVELOPMENT CONDITIONS.

IMPERIAL COUNTY (COUNTY) SHALL REQUIRE MITIGATION MEASURES TO BE INCORPORATED INTO THE DEVELOPMENT TO PREVENT FLOODING OF THE SITE OR DOWNSTREAM PROPERTIES. THESE MEASURES SHALL REQUIRE 100 PERCENT ON-SITE RETENTION OF THE INCREMENTAL INCREASE OF RUNOFF FROM THE 100-YEAR STORM. DESIGN FOR RETENTION BASINS FOR THIS AREA WILL CONSIDER HIGH GROUNDWATER LEVELS AND CLAY SOILS. OUR TEAM WILL UTILIZE PARJANA DISTRIBUTION - ENERGY PASSIVE GROUNDWATER RECHARGE PRODUCT (EGRP) SYSTEM TO INFILTRATE UTILIZING ENHANCED ON SITE RETENTION OF 100 PERCENT OR GREATER IN ALL LANDSCAPE AREAS TO ELIMINATE DISCHARGE.

15. IMPERIAL COUNTY FIRE DEPARTMENT STANDARDS / NOTES

AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW DETERMINED BY APPENDIX B IN THE CALIFORNIA FIRE CODE SHALL BE INSTALLED AND MAINTAINED. PRIVATE FIRE SERVICE MAINS AND APPURTENANCE SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24. ONSITE WATER TANKS WILL BE INSTALLED AT THE DIFFERENT PHASES TO ALLOW FOR ON-SITE FIRE SERVICE SUPPLY OF DIFFERENT SIZES TO MEET DEMAND AND WILL BE VALIDATED AT BUILDER PERMIT SUBMITTALS.

- ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM. ALL FIRE SUPPRESSION SYSTEMS WILL BE INSTALLED AND MAINTAINED TO THE CURRENT ADAPTED FIRE CODE AND REGULATIONS.

- ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM. ALL FIRE DETECTION SYSTEMS WILL BE INSTALLED AND MAINTAINED TO THE CURRENT ADAPTED FIRE CODE AND REGULATIONS.
- ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC SMOKE REMOVAL SYSTEM WITH APPROVED FILTRATION FOR CANNABIS OPERATIONS.
- FIRE DEPARTMENT ACCESS AND GATES WILL BE IN ACCORDANCE WITH THE CURRENT ADAPTED FIRE CODE AND THE FACILITY WILL MAINTAIN A KNOX BOX FOR ACCESS ON SITE.
- COMPLIANCE WITH ALL REQUIRED SECTIONS OF THE FIRE CODE.
- FISCAL IMPACTS WILL REMAIN OPEN UNTIL MEETING THE DEPARTMENT HEAD(S) AND DEVELOPER(S), WHICH MAY INCLUDE BUT NOT LIMITED TO:
 - CAPITAL PURCHASES WHICH MAY BE REQUIRED TO ASSIST IN SERVICING THIS PROJECT
 - COSTS FOR SERVICES DURING CONSTRUCTION AND LIFE OF THE PROJECT
 - TRAINING
- A SMALL WATER TANKS WILL BE UTILIZED ON SITE FOR PHASE 1 TO MEET FIRE SPRINKLER DEMAND AND WILL BE REPLACED AS THE SITE SCALES UP TO LARGER NEEDS AT PHASE 2 AND FINALLY WITH PHASE 3 42' WIDE BY 30' TALL ON SITE WATER TANK TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

16. AGRICULTURAL COMMISSION LANDSCAPE REQUIREMENTS

AS IT IS REQUIRED TO LANDSCAPE BY TITLE 9 DIVISION 3 SECTION 90302.3 – LANDSCAPING STANDARDS – INDUSTRIAL USES, OUR OFFICE ASKS THAT IF PLANT MATERIAL IS NOT SOURCED FROM A NURSERY WITHIN IMPERIAL COUNTY, THE APPLICANT MUST FOLLOW THE REQUIREMENTS FOR MOVEMENT OF PLANT MATERIAL INTO IMPERIAL COUNTY FROM OTHER COUNTIES OR FROM OUT OF STATE. THE APPLICANT CAN CONTACT OUR PEST DETECTION AND ERADICATION DIVISION FOR ANY QUESTIONS REGARDING THE QUARANTINES OF MOVEMENT OF PLANT MATERIAL, AS THERE ARE SEVERAL QUARANTINES THAT MUST BE OBSERVED TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS

REGARDING THE CANNABIS CULTIVATION FACILITY, PLEASE REFER TO THE HANDOUTS ATTACHED. THE HANDOUTS WILL EXPLAIN THE NEED FOR THE APPLICANT TO OBTAIN AN OPERATOR IDENTIFICATION NUMBER WITH OUR PESTICIDE USE ENFORCEMENT DIVISION, SEED AND NURSERY STOCK QUARANTINES AND HELP IN DETERMINING WHAT TYPE OF SCALE(S) WILL BE REQUIRED FOR THEIR OPERATIONS. PLEASE BE ADVISED THAT ANY

COMMERCIAL WEIGHING AND MEASURING DEVICES ARE REQUIRED TO BE TYPE APPROVED FOR COMMERCIAL USE AND MUST BE REGISTERED, INSPECTED AND SEALED BY OUR OFFICE ON AN ANNUAL BASIS TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS

17. IMPERIAL IRRIGATION DISTRICT STANDARD NOTES FOR COMPLIANCE
FOR ELECTRICAL SERVICE TO THE INDUSTRIAL DEVELOPMENT, THE WILL CONTACT IGNACIO ROMO, 110 CUSTOMER PROJECT DEVELOPMENT PLANNER, AT (760) 482-3426 OR E-MAIL MR. ROMO AT IGROMO@IID.COM TO INITIATE THE CUSTOMER SERVICE APPLICATION PROCESS. IN ADDITION TO SUBMITTING A FORMAL APPLICATION (AVAILABLE FOR DOWNLOAD AT [HTTP://WWW.IID.COM/HOME/SHOWDOCUMENT?ID=12923](http://www.iid.com/home/showdocument?id=12923)), WE WILL BE REQUIRED TO SUBMIT A COMPLETE SET OF APPROVED PLANS (INCLUDING CAD FILES), PROJECT SCHEDULE, ESTIMATED IN-SERVICE DATE, ONE-LINE DIAGRAM OF FACILITY, ELECTRICAL LOADS, PANEL SIZE, VOLTAGE, AND THE APPLICABLE FEES, PERMITS, EASEMENTS AND ENVIRONMENTAL COMPLIANCE DOCUMENTATION PERTAINING TO THE PROVISION OF ELECTRICAL SERVICE TO THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS AND MITIGATION MEASURES RELATED TO PROVIDING ELECTRICAL SERVICE TO THE PROJECT. ****NOTED: THIS APPLICATION WILL BE INITIATED AT THE TIME OF BUILDING PERMIT SUBMITTAL****

PLEASE NOTE ELECTRICAL CAPACITY IN THE AREA IS LIMITED (SEE ATTACHED MAP DEPICTING 110 ELECTRICAL FACILITIES IN THE VICINITY) AND A CIRCUIT STUDY WILL BE REQUIRED TO DETERMINE THE PROJECT'S IMPACT TO THE DISTRIBUTION SYSTEM. IF THE STUDY DETERMINES ANY DISTRIBUTION SYSTEM UPGRADES ARE NEEDED TO SERVE THE PROJECT, THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THOSE UPGRADES. ****NOTED: THIS APPLICATION WILL BE INITIATED AT THE TIME OF BUILDING PERMITS. MOST POWER IS DESIGNED TO BE GENERATED ONSITE****

ANY CONSTRUCTION OR OPERATION ON 11D PROPERTY OR WITHIN ITS EXISTING AND PROPOSED RIGHT OF WAY OR EASEMENTS INCLUDING BUT NOT LIMITED TO: SURFACE IMPROVEMENTS SUCH AS PROPOSED NEW STREETS, DRIVEWAYS, PARKING LOTS, LANDSCAPE; AND ALL WATER, SEWER, STORM WATER, OR ANY OTHER ABOVE GROUND OR UNDERGROUND UTILITIES; WILL REQUIRE AN ENCROACHMENT PERMIT, OR ENCROACHMENT AGREEMENT (DEPENDING ON THE CIRCUMSTANCES). ****NOTED: AT THIS TIME NO MODIFICATIONS, CONSTRUCTION OR OPERATION IS PROPOSED ON IID PROPERTY. EXISTING POWER POLE IS ACCESSIBLE FOR AN OVERHEAD DROP. MOST POWER IS PROPOSED TO BE GENERATED ON SITE WITH SOLAR POWER. IF APPLICABLE THIS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATIONS****

ANY NEW, RELOCATED, MODIFIED OR RECONSTRUCTED 11D FACILITIES REQUIRED FOR AND BY THE PROJECT (WHICH CAN INCLUDE BUT IS NOT

LIMITED TO ELECTRICAL UTILITY SUBSTATIONS, ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES, ETC.) NEED TO BE INCLUDED AS PART OF THE PROJECT'S CEQA AND/OR NEPA DOCUMENTATION, ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION. FAILURE TO DO SO WILL RESULT IN POSTPONEMENT OF ANY CONSTRUCTION AND/OR MODIFICATION OF 11D FACILITIES UNTIL SUCH TIME AS THE ENVIRONMENTAL DOCUMENTATION IS AMENDED AND ENVIRONMENTAL IMPACTS ARE FULLY ANALYZED. ANY AND ALL MITIGATION NECESSARY AS A RESULT OF THE CONSTRUCTION, RELOCATION AND/OR UPGRADE OF 11D FACILITIES IS THE RESPONSIBILITY OF THE PROJECT PROPONENT. ***NOTED: AT THIS TIME NO MODIFICATIONS, CONSTRUCTION OR OPERATION IS PROPOSED ON IID PROPERTY. EXISTING POWER POLE IS ACCESSIBLE FOR AN OVERHEAD DROP. MOST POWER IS PROPOSED TO BE GENERATED ON SITE WITH SOLAR POWER. IF APPLICABLE THIS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATIONS***

18. SECURITY PLAN FOR LOSS PREVENTION AND EMPLOYEE SAFETY

LOSS PREVENTION

SECURITY PLANS SHALL ADDRESS THE FOLLOWING

- **BURGLARY PREVENTION**
- **EMPLOYEE LOSS PREVENTION**
- **ARMED ROBBERY PREVENTION / RESPONSE PLAN**
- **STORAGE OF LARGE AMOUNTS U.S. CURRENCY ON SITE**
- **EMPLOYEE SCREENING PROCESS**
- **EMERGENCY EGRESS**
- **CAMERA/LIGHTING LAYOUT**

BURGLARY PREVENTION

ALARM SYSTEMS

- **ALL CANNABIS FACILITIES SHALL BE ALARMED WITH A CENTRALLY MONITORED FIRE AND BURGLAR ALARM SYSTEM, AND MONITORED BY AN ALARM COMPANY AND WHOSE AGENTS ARE PROPERLY LICENSED BY THE STATE OF CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS BUREAU OF SECURITY AND INVESTIGATIVE SERVICES IN ACCORDANCE WITH CALIFORNIA BUSINESS AND PROFESSIONS CODE 7590 ET SEQ. AND WHOSE AGENTS ARE PROPERLY LICENSED AND REGISTERED UNDER APPLICABLE LAW**

LIGHTING

- **CANNABIS FACILITIES SHALL MAINTAIN ADEQUATE EXTERIOR LIGHTING IT PARKING AREAS AND ENTRY/EXIT POINTS TO HELP PROVIDE SAFETY FOR QUALIFIED PATIENTS, PRIMARY CAREGIVERS, AND EMPLOYEES.**

SECURITY CAMERAS

- **SECURITY CAMERAS SHALL BE INSTALLED AND MAINTAINED IN GOOD CONDITION, AND THE CAMERA AND RECORDING SYSTEM MUST BE OF ADEQUATE QUALITY, COLOR RENDITION AND RESOLUTION TO ALLOW TT;LQ IDENTIFICATION OF AN INDIVIDUAL. THE CAMERAS SHALL BE IN USE 2HR A DAY, 7 DAYS PER WEEK, AND SHALL COVER THE CANNABIS CULTIVATION AREAS, STORAGE AREAS, ALL DOORS AND WINDOWS TO THE MEDICAL CANNABIS FACILITY, PARKING AREAS AND OTHER AREAS AS DETERMINED BY THE CHIEF OF POLICE. THE RECORDINGS SHALL BE MAINTAINED AT THE LICENSED PROPERTY FOR A PERIOD OF THIRTY (30) DAYS.**

SECURITY GUARDS

- SECURITY GUARDS ARE OPTIONAL FOR MARIJUANA BUSINESSES THAT DO NOT HAVE FACE TO FACE CONTACT WITH THE PUBLIC (MANUFACTURING, CULTIVATION, EXTRACTION).
- ALL SECURITY GUARDS MUST BE EASILY IDENTIFIABLE AS GUARDS AND POSSESS THEIR GUARD CARD CARDS ON THE PREMISES
- SECURITY GUARDS ARE TO REPORT DIRECTLY TO MANAGEMENT IN REGARDS TO THE DAILY BUSINESS AGENDA
- SECURITY GUARDS ARE RESPONSIBLE THAT ALL ENTRY/EXITS ARE LOCKED BUT EASILY ACCESSIBLE AND CLEAR IN CASE OF AN EMERGENCY EGRESS.

EMPLOYEE LOSS PREVENTION

- EMPLOYEES WILL HAVE LIMITED ACCESS TO CANNABIS STORAGE AREAS
- TRIM ROOM WILL BE UNDER SURVEILLANCE WITH HIGH RESOLUTION SECURITY CAMERAS
- ALL CANNABIS FINISHED READY FOR PACKAGING MUST BE LOGGED BY THE TRIMMER WHO TRIMMED THE CANNABIS AND MANAGER ON DUTY
- ALL CANNABIS IS TO BE STORED IN A CLIMATE COOLED ROOM/CONTAINER THAT WILL ACT AS A LOCKABLE HUMIDOR/SAFE ONLY ACCESSIBLE BY MANAGEMENT

ROBBERY/TERRORISM/LETHAL THREAT

- SAFETY AND SECURITY OF EMPLOYEE LIFE IS PRIORITY
- EMPLOYEES TO LOCK DOWN IN PLACE IN CASE OF ACTIVE SHOOTER SCENARIO
- ALL DOORS WILL BE LOCKABLE/UNLOCKABLE FROM THE INSIDE
- EMPLOYEES TO CALL 911 ONLY IF SAFE TO DO SO
- ALARM SYSTEM ACCESSIBLE FROM MOBILE PHONE OF MANAGER ON SITE
- INTEGRATED SILENT ALARM SYSTEM TO NOTIFY AUTHORITIES
- ON SITE SECURITY GUARDS AS DETERRENT
- ALL EMPLOYEES WILL GO THROUGH LOSS PREVENTION AND SECURITY TRAINING

EMPLOYEE PRE-APPLICATION

- CANDIDATES APPLY AND INTERVIEW OFFSITE

- DESIRED CANDIDATES ARE SENT FOR STATE DOJ SCREENING
- ONCE SCREENING IS COMPLETED AND HIRED NEW EMPLOYEE RECEIVES KEY/ID CARD FOR ACCESS TO THE GROW SITE

DISQUALIFYING CONVICTIONS

- a) HEALTH AND SAFETY CODE SECTIONS 11350 ET AL (PERTAINING TO CONTROLLED SUBSTANCES, WITH THE EXCEPTION OF MARIJUANA RELATED OFFENSES)
- B) PENAL CODE SECTION 187 (HOMICIDE)
- C) PENAL CODE SECTION 207 (KIDNAPPING)
- D) PENAL CODE SECTION 211 (ROBBERY)
- E) PENAL CODE SECTIONS 240-248 (ASSAULT & BATTERY)
- F) PENAL CODE SECTION 261 (RAPE)
- G) PENAL CODE SECTION 314 (INDECENT EXPOSURE)
- H) PENAL CODE SECTION 450 (ARSON)
- I) PENAL CODE SECTIONS 458-464 (BURGLARY)
- J) PENAL CODE SECTIONS 470-483.5(FORGERY)
- K) PENAL CODE SECTIONS 484-502.9(LARCENY)
- L) PENAL CODE SECTIONS 503-515 (EMBEZZLEMENT)

VISITOR/GUEST PROTOCOL

- SUBCONTRACTED WORKERS WILL NOT BE WORKING WITH CANNABIS ON SIGHT
- SUBCONTRACTED WORKERS MUST BE LICENSED AND INSURED TO WORK IN CALIFORNIA
- ALL GUEST MUST SIGN IN WITH SECURITY AT THE FRONT GATE
- GUESTS WILL ONLY BE ALLOWED ACCESS TO 1395 FARMS IF THEY'RE NAMES ARE LISTED FOR THAT DATE ON A SHEET GIVEN TO THE GUARD UPON HIS SHIFT START
- GUESTS WILL BE GIVEN A VISITOR ID BADGE AND ONLY ALLOWED IN CERTAIN PARTS OF THE PROPERTY PERTAINING TO THEIR VISIT/BUSINESS

EMERGENCY EGRESS FOR ALL PERSONAL

- ALL STAFF WILL BE TRAINED ON THE LOCATION OF ENTRY/EXITS OF THE STRUCTURES ON THE PROPERTY
- ALL STAFF WILL BE TRAINED ON THE LOCATION OF ALL EMERGENCY LIFESAVING EQUIPMENT ON SIGHT FOR EXAMPLE FIRE EXTINGUISHERS, HYDRANTS, AND CPR RELATED EQUIPMENT
- BOTH MANAGEMENT AND SECURITY WILL HAVE A REPRESENTATIVE CERTIFIED TO PERFORM CPR
- DESIGNATED MEETING LOCATION WILL BE DIRECTLY ACROSS THE STREET IN AN ADJACENT DESERT LOT
- BOTH MANAGEMENT AND SECURITY WILL BE RESPONSIBLE FOR NOTIFYING THE AUTHORITIES
- MANAGEMENT WILL TURN OFF ALL EQUIPMENT AND POWER DOWN FACILITY IF NECESSARY AND SAFE TO DO SO

SECURITY CAMERA AND LIGHTING LAYOUT

1. GATE CAMERA (WIDE ANGLE FIXED LOCATION) AND FLOOD LIGHT
2. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
3. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
4. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
5. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
6. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
7. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
8. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT
9. 360 PANABLE DAY/NIGHT DOME CAMERA AND FLOOD LIGHT

Nathan G. White

CEO & Co-Founder / AGESS, Inc.

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14. EXHIBIT 1 - PHASE 1 AND 2 - INTERIOR OF CULTIVATION CONTAINERS



EXHIBIT 2 - PHASE 1 AND 2 - INTERIOR OF CULTIVATION CONTAINERS



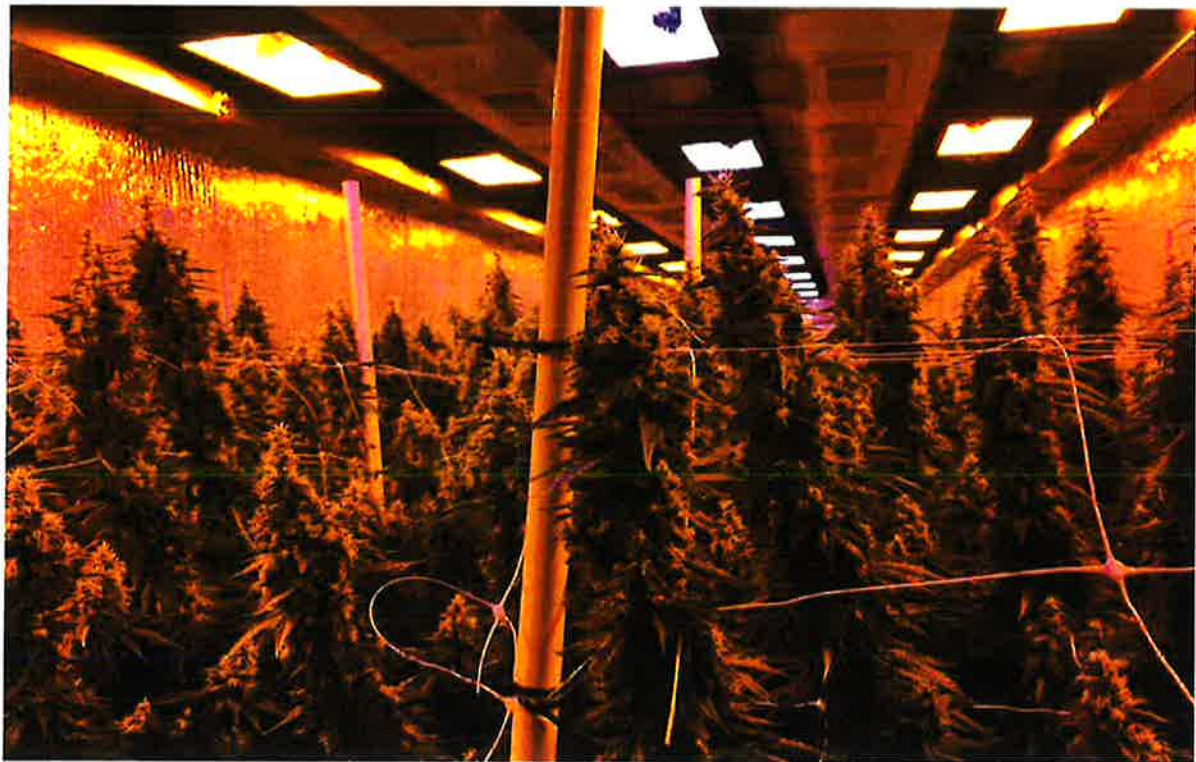


EXHIBIT 3 - PHASE 3 - EXTERIOR INSULATED BASE PANELS



EXHIBIT 4 - PHASE 3 - INTERIOR LIGHT DIFFUSION / LIGHT DEPRIVATION



EXHIBIT 5 – PHASE 3 -INTERIOR PLANTING BENCH SYSTEMS (4'6" SPACING)



EXHIBIT 6 – PHASE 3 - OPEN SPAN / FLOW THROUGH GUTTER ASSEMBLY



CONDITIONAL USE PERMIT - COVER SHEET

GENERAL REQUIREMENTS

PROJECT WILL CONFORM TO REGULATIONS OF THE WEST SHORES URBAN PLAN, DEVELOPMENT STANDARDS FOR COMMERCIAL & INDUSTRIAL ZONES SECTION 90300.0, OFF STREET PARKING REGULATIONS PER SECTION 90400.00 AND FENCING REGULATIONS ARE SUBJECT TO SECTION 90403.00 OF LAND USE ORDINANCE. PURSUANT TO THE WEST SHORES URBAN PLAN THE MAXIMUM FLOOR AREA RATIO (FAR) IS 3:1. ALL SPECIFIC TECHNICAL, MECHANICAL, ELECTRICAL, PLUMBING AND CONSTRUCTION RELATED SPECIFICATIONS AND DETAILS WILL BE ADDRESSED AT THE BUILDING PERMIT SUBMITTAL PROCESS.

SITE ADDRESS

2263 PASADENA AVE. THERMAL CA. 92274

PARCEL NUMBER

014-014-005

LEGAL DESCRIPTION

LOT 10, BLOCK 06, TRACK 570, OF PH 5-27

PARKING SPACES

26 SPACES TOTAL = 1 ADA SPACE, 4 TANDEM SPACES, 1 TRUCK LOADING, 19 STANDARD. ALL STALLS ARE 19'X9' MIN. TYPICAL

OWNER

OWNER NAME - MY DESERT PROPERTIES LLC
OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270
OWNER PHONE - 760.250.5511

APPLICANT

APPLICANT NAME - AGESS, INC. - NATHAN WHITE
ADDRESS - 3676 MISSISSIPPI STREET SAN DIEGO, CA. 92104
APPLICANT EMAIL - AGESSINC@GMAIL.COM
APPLICANT PHONE - 714.262.5177

SITE INFORMATION

ZONE: M-2
SIZE OF PROPERTY (ACRES): 1.29 / 56,192.4 SQ.FT.

CODES: 2019 CALIFORNIA BUILDING CODE
2019 PLUMBING CODE
2019 GREEN CODE
2019 MECHANICAL CODE
2019 ELECTRICAL CODE

EASEMENTS: 10' REAR WATER / SEWER / ELECTRICAL EASEMENT
REQUIRED SETBACKS: PROVIDED SETBACKS:

FRONT EASEMENT	35'-0"	FRONT	35'-0"
STREET SIDE YARD	0'-0"	STREET SIDE YARD	0'-0"
SIDE	0'-0"	SIDE	0'-0"
REAR EASEMENT	10'-0"	REAR	10'-0"

SCOPE OF WORK

CONDITIONAL USE PERMIT FOR NEW CANNABIS CULTIVATION INDUSTRIAL FACILITY IN THREE PHASES IDENTIFIED AS ON-SITE CULTIVATION, HARVESTING, CURING, PACKAGING IN COMMON AREA AND BULK PRODUCT SALE TO OUTSIDE BUYERS FOR RETAIL SALES. THIS SITE WILL NOT HAVE RETAIL SALES OR ON-SITE MANUFACTURING BUT THIS COULD BE APPLIED FOR AT A LATER DATE WITH A NEW CONDITIONAL USE PERMITS (CUPS). THE LOCATION IS WITHIN THE SALTON SEA COMMUNITY, SALTON CITY. PHASE 1 WILL BE 4010 SQ. FT. OF USABLE AREA WITH 640 SQ.FT OF CULTIVATION AREA CONSISTING OF 5 SHIPPING CONTAINERS WITH ROOF / WALLS AND ASSOCIATED ONSITE / OFFSITE WORK INCLUDING UTILITIES. PHASE 2 WILL BE AN ADDITIONAL 5470 SQ.FT OF USABLE AREA WITH 1600 SQ.FT OF CULTIVATION AREA CONSISTING OF 11 SHIPPING CONTAINER UNITS WITH ROOF AND WALLS. PHASE 3 WILL BE 3 42'X204' GREENHOUSES WITH TOTAL GROSS AREA OF 25,704 SQ.FT. AND A 22,000 SQUARE FEET OF CULTIVATION AREA, ONE DETACHED SHIPPING CONTAINER UNITS FOR WATER TREATMENT FOR AN ADDITIONAL 400 SQ.FT., DETACHED WATER TANK FOR FIRE SERVICE NEEDS, SECURE LOADING AND UNLOADING GARAGE OF 2160 SQ.FT. TOTAL DEVELOPMENT IS 37,740 SQ.FT. OF CONSTRUCTION LESS 400 MECH / WATER UNIT IS 37,340 SQ.FT.

PROCESS DESCRIPTION

TO CONSTRUCT A SMALL PROOF OF CONCEPT PHASE 1 STRUCTURE CONSISTING OF 5 SHIPPING CONTAINERS MEASURING 8' WIDE X 8' HIGH X 45' LONG WITH STRUCTURAL TRUSSES SPANNING FROM A SINGLE LEVEL TO A DOUBLE HIGH TWO STACK LEVEL WITH A FOOTPRINT OF 3650 SQFT. WE WILL CONSTRUCTION HALF OF OUR FINAL PARKING LAYOUT DUE TO LESS ON-SITE DEMAND AND TO REDUCE COST. PHASE 2 WILL HAPPEN AT A LATER DATE AND BE ATTACHED TO PHASE ONE FOR A TOTAL OF 11 8' WIDE X 8' HIGH X 45' LONG WITH SAME PROFILE AND DETAILS. THIS WILL INCLUDE SUPPORT USES TO PRIMARY CULTIVATION USE. PHASE 3 WILL HAVE SMALL SECTION OF GREENHOUSE 1 WILL BE ON A VEGETATIVE CYCLE PRODUCING PLANTS FOR GREENHOUSES 1-3. GREENHOUSES 1-3 WILL PRODUCE THE FINISHED PRODUCT/FLOWERS. WITHIN GREENHOUSES 1-3 THERE WILL BE 70 LED LIGHT FIXTURES PER ROOM AND GROWING BEDS ON ROLLING TABLES MEASURING 6'X16'. THIS WILL TOTAL 96 TABLES RUNNING LENGTHWISE OF THE BUILDING. THE CENTRAL SECTION OF EACH GREENHOUSE WILL BE 54" WIDE, ALLOWING FOR EASY ACCESS. GREENHOUSE 1 WILL HAVE 22 ROWS OF NON-ROLLING TABLES MEASURING 4'X8', RUNNING OPPOSING LENGTH WISE TO THE BUILDING AS WELL AS 22 ROWS OF 3 TABLES FOR A TOTAL OF 66 TABLES. TABLES WILL BE IRRIGATED WITH PVC PIPING AND FLEXIBLE TUBES WHERE APPLICABLE. GREENHOUSE 1 WILL ALSO HAVE 70 LED LIGHT FIXTURES THROUGHOUT. AIR DUCTING FROM AIR HANDLERS WILL BE ABOVE THE RAFTERS WITH 4 HORIZONTAL FANS/4 VERTICAL FANS PER ROOM, 2 INTAKE FANS AND 2 OUTTAKE FANS PER GREENHOUSE STRUCTURE. THE STRUCTURES EXTERIOR WALLS WILL BE MADE WITH INSULATED STEEL PANELS.

THE CURING/DRYING SPACE WILL BE PLACED IN INSULATED SHIPPING CONTAINERS WITH HUMIDIFIERS, DEHUMIDIFIERS, AND AIR CONDITIONING TO CONTROL THE ENVIRONMENT. THESE CONTAINERS ARE MADE OF STEEL AND WILL BE LOCKED ALWAYS, AS WELL AS PATROLLED BY SECURITY 5 TIMES A NIGHT USING AN ELECTRONIC LOG NOTIFICATION SYSTEM TO CONFIRM PATROL. TOTES AND PLASTIC CONTAINERS WITH CURED FLOWERS AWAITING TRIM WILL ALSO BE LOCKED INSIDE THE CONTROLLED SPACE ENSURING QUALITY UNTIL SUCH TIME IT IS READY FOR PACKAGED DISTRIBUTION.

THE TRIMMING AREA WILL BE A CLEAN ROOM LOCATED IN A CLIMATE-CONTROLLED AREA NEEDED TO ENSURE PRODUCT QUALITY IN PREPARATION FOR PROCESSING AND PACKAGING. UPON PACKAGING IT WILL EITHER BE PACKAGED FOR STORAGE OR PACKAGED FOR WHOLESALE DISTRIBUTION. THE TRIM WILL ALL BE SEALED AND STORED FOR SALE PROCESSING THROUGH A LICENSED 3RD PARTY.

WATER WILL BE SUPPLIED FROM A 2/1 REVERSE OSMOSIS SYSTEM CAPABLE OF PRODUCING 5000 GALLONS PER DAY, THE EXCESS WILL GO TOWARDS IRRIGATION OF THE PROPERTIES DECORATIVE LANDSCAPE. IT WILL ALSO BE RECYCLED BACK INTO OUR MAIN WATER SYSTEM FOR RE-USE. THE REVERSE OSMOSIS WATER WE PRODUCE WILL BE USED TO WATER PLANTS AND CREATE ORGANIC/BIO SYNTHETIC FEEDS FOR THE CROPS. WATER DRAINAGE FROM POTS WILL BE 10% OF THE ORIGINAL WATER INTRODUCED TO THE POTTER. FOR EVERY 1 GALLON YOU SHOULD GET ABOUT A PINT OR SO OF LIQUID TO DRAIN OUT THE BOTTOM. THE DRAINAGE WILL PRIMARILY BE EVAPORATIVE AND USED TO KEEP THE GREENHOUSE HUMID IN THE DESERT CONDITIONS. FLOOR DRAINS WILL BE INSTALLED IN ALL GREENHOUSES AND THE DRAINAGE WILL FLOW BACK TO A STORAGE TANK FOR RECYCLING. THE WATER ROOM WILL HOLD THE REVERSE OSMOSIS SYSTEM, MAIN PUMPS AND REGULATING SYSTEMS (ARGUS) IN PLACE, AS WELL AS PIPING THAT RUNS THROUGHOUT THE WHOLE FACILITY.

OFFICE SPACES WILL REQUIRE SPACE FOR AT LEAST TWO DESKS, SECURITY WILL HAVE AN ONSITE DESK AND A VAULT WILL HOLD ALL PERTINENT DOCUMENTATION. ONE WILL BE UTILIZED TO RUN THE ARGUS SYSTEM AND ONE TO HANDLE ALL OTHER AFFAIRS RELATED TO ON-SITE OPERATIONS. THE VAULT WILL ALSO BE LOCATED WITHIN THIS SAME STRUCTURE AND WILL FUNCTION LIKE A HUMIDOR. NO PHYSICAL CASH OR FINANCIAL INFORMATION WILL BE STORED ONSITE TO AVOID THEFT AND DETER ROBBERY.



NTS

CONDITIONAL USE PERMIT - GENERAL NOTES: NO. 1

AIR POLLUTION CONTROL DISTRICT & ODOR CONTROL

ALL CULTIVATION GREENHOUSES AND SUPPORT STRUCTURES WILL BE SEALED TO AVOID LEAKAGE AND DISCHARGE OF ODORS AS WELL AS INTERNAL CONTAMINATION. ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE EXHAUST FANS TO ELIMINATE ODOR DISCHARGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL STANDARDS.

SIGNAGE FOR PUBLIC: NAME AND PHONE NUMBER SIGNAGE WILL BE POSTED AND VIEWABLE FROM PUBLIC RIGHT OF WAY TO CALL FOR ODOR OR OTHER RELATED COMPLAINTS. PROJECT MANAGER - NATHAN WHITE BY EMAIL: AGESSINC@GMAIL.COM / 714.262.5177 OR MASTER GROWER - MR. PAUL DIAMICO BY EMAIL: PDIAMICO@GMAIL.COM / 760.799.2945

PARTICULATE MATTER AND ODOR CONTROL PLAN: DRAFTING AND IMPLEMENTATION OF ODOR CONTROL PLANS WILL MEET OR EXCEED ALL AIR DISTRICT STANDARDS TO EMPHASIZE CONTINGENCY MEASURES WHEN EQUIPMENT OR PROCESSES DO NOT WORK SUCH AS PUBLIC NOTIFICATION POSTING AT THE SITE AND IN LOCAL PUBLIC INFORMATION DISTRIBUTION NETWORKS SUCH AS LOCAL NEWSPAPERS.

DURING CONSTRUCTION, A COMPLETE LIST OF ALL MOBILE EQUIPMENT UTILIZED FOR CONSTRUCTION WILL BE COORDINATED WITH THE AIR POLLUTION CONTROL DISTRICT TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

SOLID WASTE

OUR CULTIVATION FACILITY WILL BE USING NO TILL AND COMPOSTING PRACTICES TO MINIMIZE THE AMOUNT OF SOIL MEDIUM THAT WE WILL NEED TO BE IMPORTED AND USED ON SITE. ALL MEDIUMS WILL BE ORGANIC AND COMPOSTABLE. ALL AMENDMENTS WILL BE ALL ORGANIC AND COMPOSTABLE. WE WILL BE ROTATING OUR SOIL BASED ON THREE CYCLE INOCULATION, ACTIVE USE, AND READY TO USE. ALL SOIL WILL BE STORED IN LARGE, SECURED BINS ON SITE AND WILL NOT NEED TO BE DISPOSED OF. THIS IS AMBITIOUS AND ONE OF THE MANY FACETS THAT SETS OUR PROPERTY AND DEVELOPMENT TEAM APART FROM THE CURRENT INDUSTRY STANDARD. ULTIMATELY THIS IS A MORE SUSTAINABLE, QUALITY APPROACH FOR THE ENVIRONMENT, OUR BOTTOM LINE AS WELL AS THE END RESULTING PRODUCT HAVING LESS EMBODIED ENERGY. ALL USABLE BIOMASS WILL BE SOLD TO LOCAL OR REGIONAL MANUFACTURING FACILITIES. ONLY BIOMASS TO BE COMPOSITED ARE ROOTS.

SMALL EXTERIOR COMPOSTING ZONES WILL BE LOCATED IN LANDSCAPE AREAS AND ONLY FOCUS ON ROOT BALL COMPOST AND SMALL ONSITE ORGANICS TO AVOID EXCESSIVE ODOR, STOCKPILING AND FIRE RISK. THE AREA SIZES ARE CORRELATED TO THE PHASE BEING DEVELOPED AND SHOWN ON THE PLANS. THESE COMPOSTING OPERATIONS WILL BE IN A CONTROLLED ENCLOSURE AREA TO ENSURE NO ODOR DISCHARGE WITH CHARCOAL FILTRATION (OR SIMILAR DEVICE) INTAKE AND EXHAUST FANS. ALL TRIM, LEAVES AND WASTE PRODUCTS FROM THE CANNABIS CULTIVATION PROCESS WOULD BE SOLD TO OUTSIDE BUYERS TO PROCESS AT THEIR OWN OFFSITE MANUFACTURING FACILITIES. THE ROOT BALLS ARE ABOUT 4" IN CIRCUMFERENCE AND EACH PAIL WILL CIRCULATE EVERY 2.5 - 3 MONTHS SO THE ORGANIC SOIL STOCKPILE IS IN CONTINUOUS CIRCULATION TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS

TRASH AND RECYCLING WASTE

THE TYPE OF WASTE / RECYCLABLES THAT WILL BE LEAVING OUR FACILITY WILL BE MOSTLY PLASTIC AND SOME PAPER PRODUCTS FROM PACKAGING OF EQUIPMENT, MEDIUMS, ODDS AND ENDS OF ON SITE OFFICE WORK. ALL FOOD WASTE, MOST PAPER WASTE, AND ALL CANNABIS BI-PRODUCTS NOT DEEMED VALUABLE WILL BE COMPOSTED WITH ON SITE REUSE AS MENTIONED ABOVE. ANY FURTHER QUESTIONS ON OUR SOLID WASTE PLAN AND COMPOSTING PROCESS STANDARD OPERATING PROCEDURES (SOP) CAN BE FORWARDED TO OUR MASTER GROWER - MR. PAUL DIAMICO BY EMAIL: PDIAMICO@GMAIL.COM / 760.799.2945

STORAGE/DRYING:

INSULATED SHIPPING CONTAINERS WILL SERVE THE PURPOSE OF A CURING/DRYING SPACE FOR THE CULTIVATED PRODUCT. THESE STORAGE SPACES WILL CONTAIN HUMIDIFIERS, DEHUMIDIFIERS AND AIR CONDITIONING TO CONTROL THE ENVIRONMENT. THE SECURED STEEL STRUCTURES WILL BE LOCKED AT ALL TIMES, WITH REGULAR LOGGED SECURITY CHECKS THROUGHOUT EACH 24-HOUR TIME PERIOD. CONTAINERS OF THE CURED FLOWER, AWAITING PACKAGING AND DISTRIBUTION WILL ALSO BE SECURED WITHIN THE CONTAINERS. *ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE INTAKE AND EXHAUST FANS TO ELIMINATE ODOR DISCHARGE TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.*

TRIMMING/DISTRIBUTION:

THE TRIMMING AREA WILL BE A CLEAN ROOM INSIDE THE INSULATED SHIPPING CONTAINER. THIS CLIMATE CONTROLLED AREA WILL ENSURE PRODUCT QUALITY FOR LATER OFF-SITE PROCESSING AND PACKAGING. ONCE COMPLETED THE PRODUCTS WILL EITHER BE STORED OR SHIPPED FOR DISTRIBUTION. ALL DISTRIBUTION WILL BE DONE THROUGH A LICENSED THIRD PARTY OFF SITE. *ALL FANS WILL HAVE AN APPROVED ODOR CONTROL CHARCOAL FILTRATION SYSTEM (OR SIMILAR DEVICE) CONNECTED TO THE INTAKE AND EXHAUST FANS TO ELIMINATE ODOR DISCHARGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL STANDARDS.*

WATER USAGE:

EACH GREENHOUSE WILL USE 500 GALLONS OF WATER PER DAY. PHASE 1 WILL USE 1000 GALLONS PER DAY. ONSITE BATHROOM WILL USE MINIMAL WATER OF 100 GALLONS PER DAY AND 36,500 FOR A TOTAL OF 401,500 GALLONS PER YEAR. PHASE 2 WILL REQUIRE TOTAL OF 4100 GALLONS OF WATER PER DAY TO SERVE

THE ENTIRE FULLY CONSTRUCTED DEVELOPMENT AND RESULT IN ANNUAL WATER USAGE OF 1,476,500 GALLONS PER YEAR. ON SITE WATER TANKS WILL BE FILLED TO REDUCE PRESSURIZATION DEMAND WITH NEW WATER SERVICES TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

WATER PROCESS:

WATER WILL BE SUPPLIED FROM A 2:1 REVERSE OSMOSIS SYSTEM, CAPABLE OF PRODUCING 5,000 GALLONS PER DAY AND RECYCLED BACK IN THE SYSTEM FOR RE-USE. THE REVERSE OSMOSIS WATER WILL BE USED TO WATER THE CANNABIS CROP AND ALSO TO CREATE ORGANIC/BIO SYNTHETIC FEED FOR THE CROPS. DRAINAGE FROM THE WATERING ACCOUNTS FOR ABOUT 10% OF THE ORIGINAL WATER INTRODUCED TO EACH POTTER. SOME OF THE DRAINAGE WILL BE SPREAD TO EVAPORATE AND AID IN KEEPING THE STRUCTURES PROPERLY HUMIDIFIED IN THE DESERT CONDITIONS. INSTALLED FLOOR DRAINS WILL COLLECT EXCESS DRAINAGE THAT WILL THEN BE DELIVERED TO STORAGE TANKS FOR REUSE.

A PRIMARY 'WATER ROOM' LOCATED WITHIN ONE INSULATED SHIPPING CONTAINER, WILL HOUSE THE REVERSE OSMOSIS SYSTEM AS WELL AS THE MAIN PUMP REGULATING SYSTEM (SUPPLIED BY ARGUS) AND PIPING SUPPLYING THE ENTIRE FACILITY. EXCESS BRINE (SALTY) WATER WILL BE USED FOR IRRIGATION OF THE PROPERTY'S ECO-FRIENDLY SALT TOLERANT LANDSCAPE AND REMAIN ON-SITE. THE CLOSED LOOP APPROACH REDUCES OVERALL ENVIRONMENTAL IMPACT BY NOT REQUIRING CONTINUOUS INFLOW AND DISCHARGE. WE WILL RECYCLE, REDUCE AND REUSE ALL SOURCES.

PARKING:

PARKING FOR THE FACILITY WILL BE LOCATED IN THE FRONT PORTION OF THE PROPERTY. THIS INDUSTRIAL LOT AS WELL AS MANY OF THE SURROUNDING PARCELS CARRY A LARGE 35 FOOT FRONT SETBACK. PER CODE SECTION 90402.11(A), PARKING SHALL NOT BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WITHIN "RESIDENTIAL AREAS", UNLESS IT IS DETERMINED BY THE LOCAL AGENCY THAT THIS IS NOT FEASIBLE. CODE SECTION 90402.11(B) FOR NON-RESIDENTIAL PARKING MAKES NO MENTION OF LIMITING PARKING WITHIN THE FRONT SETBACK AREA. THE CODE IS SILENT ON THIS MATTER AND DUE TO THE FACT OUR FACILITY IS NON-RESIDENTIAL, OUR PARKING WILL BE LOCATED WITHIN THIS FRONT AREA, ENABLING EFFICIENT USE OF THE PROPERTY. THE FACILITY WILL HAVE A SMALL NUMBER OF STAFF AND CARS AT ANY GIVEN TIME. THIS PARKING CONFIGURATION MAKES THE MOST SENSE FOR THIS OPERATION. 26 SPACES TOTAL = 1 ADA SPACE, 4 TANDEM SPACES, 1 TRUCK LOADING, 19 STANDARD. ALL STALLS ARE 19'X9' MIN. TYPICAL TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

TRAFFIC TRIPS:

26 SPACES TOTAL = 1 ADA SPACE, 4 TANDEM SPACES, 1 TRUCK LOADING, 19 STANDARD. ALL STALLS ARE 19'X9' MIN. TYPICAL DAILY SITE TRAFFIC WILL CONSIST OF PHASE 1 WILL HAVE 3 ON-SITE EMPLOYEES AT ANY GIVEN TIME MAX, PHASE 2 WILL EMPLOY AN ADDITION 6 EMPLOYEES MAX AND FINAL PHASE THREE WOULD HAVE 12 ADDITIONAL EMPLOYEES FOR A MAX OF 21. THIS INCLUDES ON-SITE 24 HOUR SECURITY WITH 1 TO 3 SECURITY OFFICERS IN 8 HOUR SHIFTS. THE SITE WILL ALSO HAVE ONE INCOMING SUPPLY DROP OFF PER WEEK AND 1 OUTGOING PRODUCT PICK UP PER WEEK.

RENEWABLE ENERGY PRODUCTION

OUR GOAL IS 100% RENEWABLE ENERGY GENERATION ON SITE FOR PHASE 1 & 2. FUTURE SOLAR INFUSED GLASS COULD BE INSTALLED ON THE ROOF AND WALLS OF THE BUILDINGS AND GREENHOUSES IN PHASE 2 WHEN THE GROUND MOUNT SOLAR IS RELOCATED ON SITE. WE WILL HAVE ALL AVAILABLE ROOFING SURFACES, CANOPY COVERS AND COMMON AREAS UTILIZING SOLAR POWER ENERGY PRODUCTION WHICH WILL ALSO REDUCE ENERGY NEEDS WITH SHADING OF SPACES BELOW. SOLAR INFUSED GLASS WILL SHADE THE SPACE BELOW WITHIN GREENHOUSES FROM CELLS WHICH WILL FURTHER REDUCE ENERGY DEMANDS. THIS CAN BE COST PROHIBITIVE SO IT MIGHT NOT BE DONE AT THE VERY BEGINNING OF THE PROJECT BUT RATHER AT A LATER PHASE TO CHANGE OUT POLYCARBONATE MATERIALS. WE WILL MAINTAIN A GRID CONNECTION VIA THE EXISTING POWER POLE A SINGLE PHASE POWER WITH A 400 AMP DROP TO AN ELECTRICAL ROOM.

COACHELLA VALLEY WATER DISTRICT

THIS AREA IS DESIGNATED ZONE X ON FEDERAL FLOOD INSURANCE RATE MAPS, WHICH ARE IN EFFECT AT THIS TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FLOOD PROTECTION MEASURES FOR LOCAL DRAINAGE SHALL COMPLY WITH CALIFORNIA DRAINAGE LAW AND PROVIDE THAT STORMWATER FLOWS ARE RECEIVED ONTO AND DISCHARGED FROM THIS PROPERTY IN A MANNER THAT IS REASONABLY COMPATIBLE WITH PRE DEVELOPMENT CONDITIONS. IMPERIAL COUNTY (COUNTY) SHALL REQUIRE MITIGATION MEASURES TO BE INCORPORATED INTO THE DEVELOPMENT TO PREVENT FLOODING OF THE SITE OR DOWNSTREAM PROPERTIES. THESE MEASURES SHALL REQUIRE 100 PERCENT ON-SITE RETENTION OF THE INCREMENTAL INCREASE OF RUNOFF FROM THE 100-YEAR STORM. DESIGN FOR RETENTION BASINS FOR THIS AREA WILL CONSIDER HIGH GROUNDWATER LEVELS AND CLAY SOILS. OUR TEAM WILL UTILIZE PARJANA DISTRIBUTION - ENERGY PASSIVE GROUNDWATER RECHARGE PRODUCT (EGRP) SYSTEM TO INFILTRATE UTILIZING ENHANCED ON SITE RETENTION OF 100 PERCENT OR GREATER IN ALL LANDSCAPE AREAS TO ELIMINATE DISCHARGE. IMPERIAL COUNTY FIRE DEPARTMENT STANDARDS / NOTES

AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW DETERMINED BY APPENDIX B IN THE CALIFORNIA FIRE CODE SHALL BE INSTALLED AND MAINTAINED. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24. ONSITE WATER TANKS WILL BE INSTALLED AT THE DIFFERENT PHASES TO ALLOW FOR ON-SITE FIRE SERVICE SUPPLY OF DIFFERENT SIZES TO MEET DEMAND AND WILL BE VALIDATED AT BUILDER PERMIT SUBMITTALS.

• ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM. ALL FIRE SUPPRESSION SYSTEMS WILL BE INSTALLED AND MAINTAINED TO THE CURRENT ADAPTED FIRE CODE AND REGULATIONS.
• ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC FIRE

CONDITIONAL USE PERMIT - GENERAL NOTES: NO. 2

DETECTION SYSTEM. ALL FIRE DETECTION SYSTEMS WILL BE INSTALLED AND MAINTAINED TO THE CURRENT ADAPTED FIRE CODE AND REGULATIONS.

- ALL CANNABIS FACILITIES SHALL HAVE AN APPROVED AUTOMATIC SMOKE REMOVAL SYSTEM WITH APPROVED FILTRATION FOR CANNABIS OPERATIONS.
- FIRE DEPARTMENT ACCESS AND GATES WILL BE IN ACCORDANCE WITH THE CURRENT ADAPTED FIRE CODE AND THE FACILITY WILL MAINTAIN A KNOX BOX FOR ACCESS ON SITE.
- COMPLIANCE WITH ALL REQUIRED SECTIONS OF THE FIRE CODE.
- FISCAL IMPACTS WILL REMAIN OPEN UNTIL MEETING THE DEPARTMENT HEAD(S) AND DEVELOPER(S), WHICH MAY INCLUDE BUT NOT LIMITED TO:
 - CAPITAL PURCHASES WHICH MAY BE REQUIRED TO ASSIST IN SERVICING THIS PROJECT COSTS FOR SERVICES DURING CONSTRUCTION AND LIFE OF THE PROJECT TRAINING
 - A SMALL WATER TANKS WILL BE UTILIZED ON SITE FOR PHASE 1 TO MEET FIRE SPRINKLER DEMAND AND WILL BE REPLACED AS THE SITE SCALES UP TO LARGER NEEDS AT PHASE 2 AND FINALLY WITH PHASE 3 42' WIDE BY 30' TALL ON SITE WATER TANK TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS.

AGRICULTURAL COMMISSION LANDSCAPE REQUIREMENTS

AS IT IS REQUIRED TO LANDSCAPE BY TITLE 9 DIVISION 3 SECTION 90302.3 - LANDSCAPING STANDARDS - INDUSTRIAL USES, OUR OFFICE ASKS THAT IF PLANT MATERIAL IS NOT SOURCED FROM A NURSERY WITHIN IMPERIAL COUNTY, THE APPLICANT MUST FOLLOW THE REQUIREMENTS FOR MOVEMENT OF PLANT MATERIAL INTO IMPERIAL COUNTY FROM OTHER COUNTIES OR FROM OUT OF STATE. THE APPLICANT CAN CONTACT OUR PEST DETECTION AND ERADICATION DIVISION FOR ANY QUESTIONS REGARDING THE QUARANTINES OF MOVEMENT OF PLANT MATERIAL, AS THERE ARE SEVERAL QUARANTINES THAT MUST BE OBSERVED TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS REGARDING THE CANNABIS CULTIVATION FACILITY, PLEASE REFER TO THE HANDOUTS ATTACHED. THE HANDOUTS WILL EXPLAIN THE NEED FOR THE APPLICANT TO OBTAIN AN OPERATOR IDENTIFICATION NUMBER WITH OUR PESTICIDE USE ENFORCEMENT DIVISION, SEED AND NURSERY STOCK QUARANTINES AND HELP IN DETERMINING WHAT TYPE OF SCALE(S) WILL BE REQUIRED FOR THEIR OPERATIONS. PLEASE BE ADVISED THAT ANY COMMERCIAL WEIGHING AND MEASURING DEVICES ARE REQUIRED TO BE TYPE APPROVED FOR COMMERCIAL USE AND MUST BE REGISTERED, INSPECTED AND SEALED BY OUR OFFICE ON AN ANNUAL BASIS TO MEET OR EXCEED COMPLIANCE WITH ALL LOCAL JURISDICTIONAL STANDARDS IMPERIAL IRRIGATION DISTRICT STANDARD NOTES FOR COMPLIANCE FOR ELECTRICAL SERVICE TO THE INDUSTRIAL DEVELOPMENT, THE WILL CONTACT IGNACIO ROMO, 110 CUSTOMER PROJECT DEVELOPMENT PLANNER, AT (760) 482-3426 OR E-MAIL MR. ROMO AT IGROMO@IID.COM TO INITIATE THE CUSTOMER SERVICE APPLICATION PROCESS. IN ADDITION TO SUBMITTING A FORMAL APPLICATION (AVAILABLE FOR DOWNLOAD AT [HTTP://WWW.IID.COM/HOME/SHOWDOCUMENT?ID=12923](http://www.iid.com/home/showdocument?id=12923)), WE WILL BE REQUIRED TO SUBMIT A COMPLETE SET OF APPROVED PLANS (INCLUDING CAD FILES), PROJECT SCHEDULE, ESTIMATED IN-SERVICE DATE, ONE-LINE DIAGRAM OF FACILITY, ELECTRICAL LOADS, PANEL SIZE, VOLTAGE, AND THE APPLICABLE FEES, PERMITS, EASEMENTS AND ENVIRONMENTAL COMPLIANCE DOCUMENTATION PERTAINING TO THE PROVISION OF ELECTRICAL SERVICE TO THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS AND MITIGATION MEASURES RELATED TO PROVIDING ELECTRICAL SERVICE TO THE PROJECT. *NOTED: THIS APPLICATION WILL BE INITIATED AT THE TIME OF BUILDING PERMIT SUBMITTAL*

PLEASE NOTE ELECTRICAL CAPACITY IN THE AREA IS LIMITED (SEE ATTACHED MAP DEPICTING 110 ELECTRICAL FACILITIES IN THE VICINITY) AND A CIRCUIT STUDY WILL BE REQUIRED TO DETERMINE THE PROJECT'S IMPACT TO THE DISTRIBUTION SYSTEM. IF THE STUDY DETERMINES ANY DISTRIBUTION SYSTEM UPGRADES ARE NEEDED TO SERVE THE PROJECT, THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THOSE UPGRADES. *NOTED: THIS APPLICATION WILL BE INITIATED AT THE TIME OF BUILDING PERMITS. MOST POWER IS DESIGNED TO BE GENERATED ONSITE*

ANY CONSTRUCTION OR OPERATION ON 11D PROPERTY OR WITHIN ITS EXISTING AND PROPOSED RIGHT OF WAY OR EASEMENTS INCLUDING BUT NOT LIMITED TO: SURFACE IMPROVEMENTS SUCH AS PROPOSED NEW STREETS, DRIVEWAYS, PARKING LOTS, LANDSCAPE; AND ALL WATER, SEWER, STORM WATER, OR ANY OTHER ABOVE GROUND OR UNDERGROUND UTILITIES; WILL REQUIRE AN ENCROACHMENT PERMIT, OR ENCROACHMENT AGREEMENT (DEPENDING ON THE CIRCUMSTANCES). *NOTED: AT THIS TIME NO MODIFICATIONS, CONSTRUCTION OR OPERATION IS PROPOSED ON IID PROPERTY. EXISTING POWER POLE IS ACCESSIBLE FOR AN OVERHEAD DROP. MOST POWER IS PROPOSED TO BE GENERATED ON SITE WITH SOLAR POWER. IF APPLICABLE THIS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATIONS*

ANY NEW, RELOCATED, MODIFIED OR RECONSTRUCTED 11D FACILITIES REQUIRED FOR AND BY THE PROJECT (WHICH CAN INCLUDE BUT IS NOT LIMITED TO ELECTRICAL UTILITY SUBSTATIONS, ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES, ETC.) NEED TO BE INCLUDED AS PART OF THE PROJECT'S CEQA AND/OR NEPA DOCUMENTATION, ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION. FAILURE TO DO SO WILL RESULT IN POSTPONEMENT OF ANY CONSTRUCTION AND/OR MODIFICATION OF 11D FACILITIES UNTIL SUCH TIME AS THE ENVIRONMENTAL DOCUMENTATION IS AMENDED AND ENVIRONMENTAL IMPACTS ARE FULLY ANALYZED. ANY AND ALL MITIGATION NECESSARY AS A RESULT OF THE CONSTRUCTION, RELOCATION AND/OR UPGRADE OF 11D FACILITIES IS THE RESPONSIBILITY OF THE PROJECT PROPONENT. *NOTED: AT THIS TIME NO MODIFICATIONS, CONSTRUCTION OR OPERATION IS PROPOSED ON IID PROPERTY. EXISTING POWER POLE IS ACCESSIBLE FOR AN OVERHEAD DROP. MOST POWER IS PROPOSED TO BE GENERATED ON SITE WITH SOLAR POWER. IF APPLICABLE THIS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATIONS*

SECURITY PLAN FOR LOSS PREVENTION AND EMPLOYEE SAFETY

LOSS PREVENTION
SECURITY PLANS SHALL ADDRESS THE FOLLOWING

- BURGLARY PREVENTION
- EMPLOYEE LOSS PREVENTION
- ARMED ROBBERY PREVENTION / RESPONSE PLAN
- STORAGE OF LARGE AMOUNTS U.S. CURRENCY ON SITE
- EMPLOYEE SCREENING PROCESS
- EMERGENCY EGRESS
- CAMERA/LIGHTING LAYOUT

BURGLARY PREVENTION

ALARM SYSTEMS - ALL CANNABIS FACILITIES SHALL BE ALARMED WITH A CENTRALLY MONITORED FIRE AND BURGLAR ALARM SYSTEM, AND MONITORED BY AN ALARM COMPANY AND WHOSE AGENTS ARE PROPERLY LICENSED BY THE STATE OF CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS BUREAU OF SECURITY AND INVESTIGATIVE SERVICES IN ACCORDANCE WITH CALIFORNIA BUSINESS AND PROFESSIONS CODE 7590 ET SEQ. AND WHOSE AGENTS ARE PROPERLY LICENSED AND REGISTERED UNDER APPLICABLE LAW

LIGHTING - CANNABIS FACILITIES SHALL MAINTAIN ADEQUATE EXTERIOR LIGHTING IN PARKING AREAS AND ENTRY/EXIT POINTS TO HELP PROVIDE SAFETY FOR QUALIFIED PATIENTS, PRIMARY CAREGIVERS, AND EMPLOYEES.

SECURITY CAMERAS - SECURITY CAMERAS SHALL BE INSTALLED AND MAINTAINED IN GOOD CONDITION, AND THE CAMERA AND RECORDING SYSTEM MUST BE OF ADEQUATE QUALITY, COLOR RENDITION AND RESOLUTION TO ALLOW TT:LQ IDENTIFICATION OF AN INDIVIDUAL. THE CAMERAS SHALL BE IN USE 2HR A DAY, 7 DAYS PER WEEK, AND SHALL COVER THE CANNABIS CULTIVATION AREAS, STORAGE AREAS, ALL DOORS AND WINDOWS TO THE MEDICAL CANNABIS FACILITY, PARKING AREAS AND OTHER AREAS AS DETERMINED BY THE CHIEF OF POLICE. THE RECORDINGS SHALL BE MAINTAINED AT THE LICENSED PROPERTY FOR A PERIOD OF THIRTY (30) DAYS.

SECURITY GUARDS

- SECURITY GUARDS ARE OPTIONAL FOR MARIJUANA BUSINESSES THAT DO NOT HAVE FACE TO FACE CONTACT WITH THE PUBLIC (MANUFACTURING, CULTIVATION, EXTRACTION).
- ALL SECURITY GUARDS MUST BE EASILY IDENTIFIABLE AS GUARDS AND POSSESS THEIR GUARD CARD CARDS ON THE PREMISES
- SECURITY GUARDS ARE TO REPORT DIRECTLY TO MANAGEMENT IN REGARDS TO THE DAILY BUSINESS AGENDA
- SECURITY GUARDS ARE RESPONSIBLE THAT ALL ENTRY/EXITS ARE LOCKED BUT EASILY ACCESSIBLE AND CLEAR IN CASE OF AN EMERGENCY EGRESS.

EMPLOYEE LOSS PREVENTION

- EMPLOYEES WILL HAVE LIMITED ACCESS TO CANNABIS STORAGE AREAS
- TRIM ROOM WILL BE UNDER SURVEILLANCE WITH HIGH RESOLUTION SECURITY CAMERAS
- ALL CANNABIS FINISHED READY FOR PACKAGING MUST BE LOGGED BY THE TRIMMER WHO TRIMMED THE CANNABIS AND MANAGER ON DUTY
- ALL CANNABIS IS TO BE STORED IN A CLIMATE COOLED ROOM/CONTAINER THAT WILL ACT AS A LOCKABLE HUMIDOR/SAFE ONLY ACCESSIBLE BY MANAGEMENT

ROBBERY/TERRORISM/LETHAL THREAT

- SAFETY AND SECURITY OF EMPLOYEE LIFE IS PRIORITY
- EMPLOYEES TO LOCK DOWN IN PLACE IN CASE OF ACTIVE SHOOTER SCENARIO
- ALL DOORS WILL BE LOCKABLE/UNLOCKABLE FROM THE INSIDE
- EMPLOYEES TO CALL 911 ONLY IF SAFE TO DO SO
- ALARM SYSTEM ACCESSIBLE FROM MOBILE PHONE OF MANAGER ON SITE
- INTEGRATED SILENT ALARM SYSTEM TO NOTIFY AUTHORITIES
- ON SITE SECURITY GUARDS AS DETERRENT
- ALL EMPLOYEES WILL GO THROUGH LOSS PREVENTION AND SECURITY TRAINING

EMPLOYEE PRE-APPLICATION

- CANDIDATES APPLY AND INTERVIEW OFFSITE
- DESIRED CANDIDATES ARE SENT FOR STATE DOJ SCREENING
- ONCE SCREENING IS COMPLETED AND HIRED NEW EMPLOYEE RECEIVES KEY/ID CARD FOR ACCESS TO THE GROW SITE

DISQUALIFYING CONVICTIONS

A) HEALTH AND SAFETY CODE SECTIONS 11350 ET AL (PERTAINING TO CONTROLLED SUBSTANCES, WITH THE EXCEPTION OF MARIJUANA RELATED OFFENSES)
B) PENAL CODE SECTION 187 (HOMICIDE)
C) PENAL CODE SECTION 207 (KIDNAPPING)
D) PENAL CODE SECTION 211 (ROBBERY)
E) PENAL CODE SECTIONS 240-248 (ASSAULT & BATTERY)
F) PENAL CODE SECTION 261 (RAPE)
G) PENAL CODE SECTION 314 (INDECENT EXPOSURE)
H) PENAL CODE SECTION 450 (ARSON)
I) PENAL CODE SECTIONS 458-464 (BURGLARY)
J) PENAL CODE SECTIONS 470-483.5 (FORGERY)
K) PENAL CODE SECTIONS 484-502.9 (LARCENY)
L) PENAL CODE SECTIONS 503-515 (EMBEZZLEMENT)

VISITOR/GUEST PROTOCOL

SUBCONTRACTED WORKERS WILL NOT BE WORKING WITH CANNABIS ON SIGHT
SUBCONTRACTED WORKERS MUST BE LICENSED AND INSURED TO WORK IN CALIFORNIA
ALL GUEST MUST SIGN IN WITH SECURITY AT THE FRONT GATE
GUESTS WILL ONLY BE ALLOWED ACCESS TO 1395 FARMS IF THEY'RE NAMES ARE LISTED FOR THAT DATE ON A SHEET GIVEN TO THE GUARD UPON HIS SHIFT START
GUESTS WILL BE GIVEN A VISITOR ID BADGE AND ONLY ALLOWED IN CERTAIN PARTS OF THE PROPERTY PERTAINING TO THEIR VISIT/BUSINESS

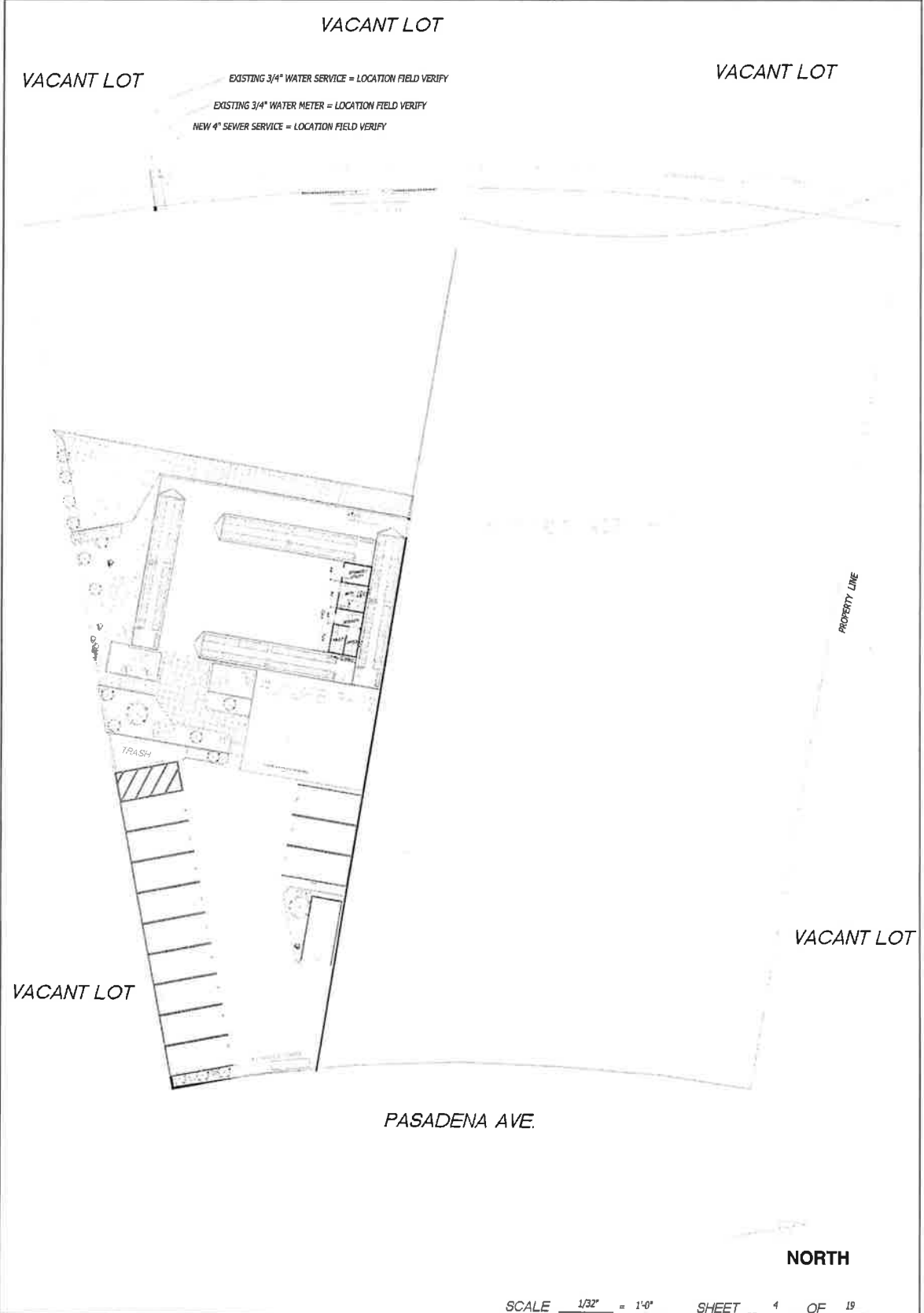
EMERGENCY EGRESS FOR ALL PERSONAL

ALL STAFF WILL BE TRAINED ON THE LOCATION OF ENTRY/EXITS OF THE STRUCTURES ON THE PROPERTY
ALL STAFF WILL BE TRAINED ON THE LOCATION OF ALL EMERGENCY LIFESAVING EQUIPMENT ON SIGHT FOR EXAMPLE FIRE EXTINGUISHERS, HYDRANTS, AND CPR RELATED EQUIPMENT
BOTH MANAGEMENT AND SECURITY WILL HAVE A REPRESENTATIVE CERTIFIED TO PERFORM CPR
DESIGNATED MEETING LOCATION WILL BE DIRECTLY ACROSS THE STREET IN AN ADJACENT DESERT LOT BOTH MANAGEMENT AND SECURITY WILL BE RESPONSIBLE FOR NOTIFYING THE AUTHORITIES MANAGEMENT WILL TURN OFF ALL EQUIPMENT AND POWER DOWN FACILITY IF NECESSARY AND SAFE TO DO SO

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - SITE PLAN - PHASE 1



SCALE $\frac{1}{32}'' = 1'-0''$ SHEET 4 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC
NAME/PHONE: MICHAEL LINARES / 760.250.8511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR., # 103 RANCHO MIRAGE, CA. 92270

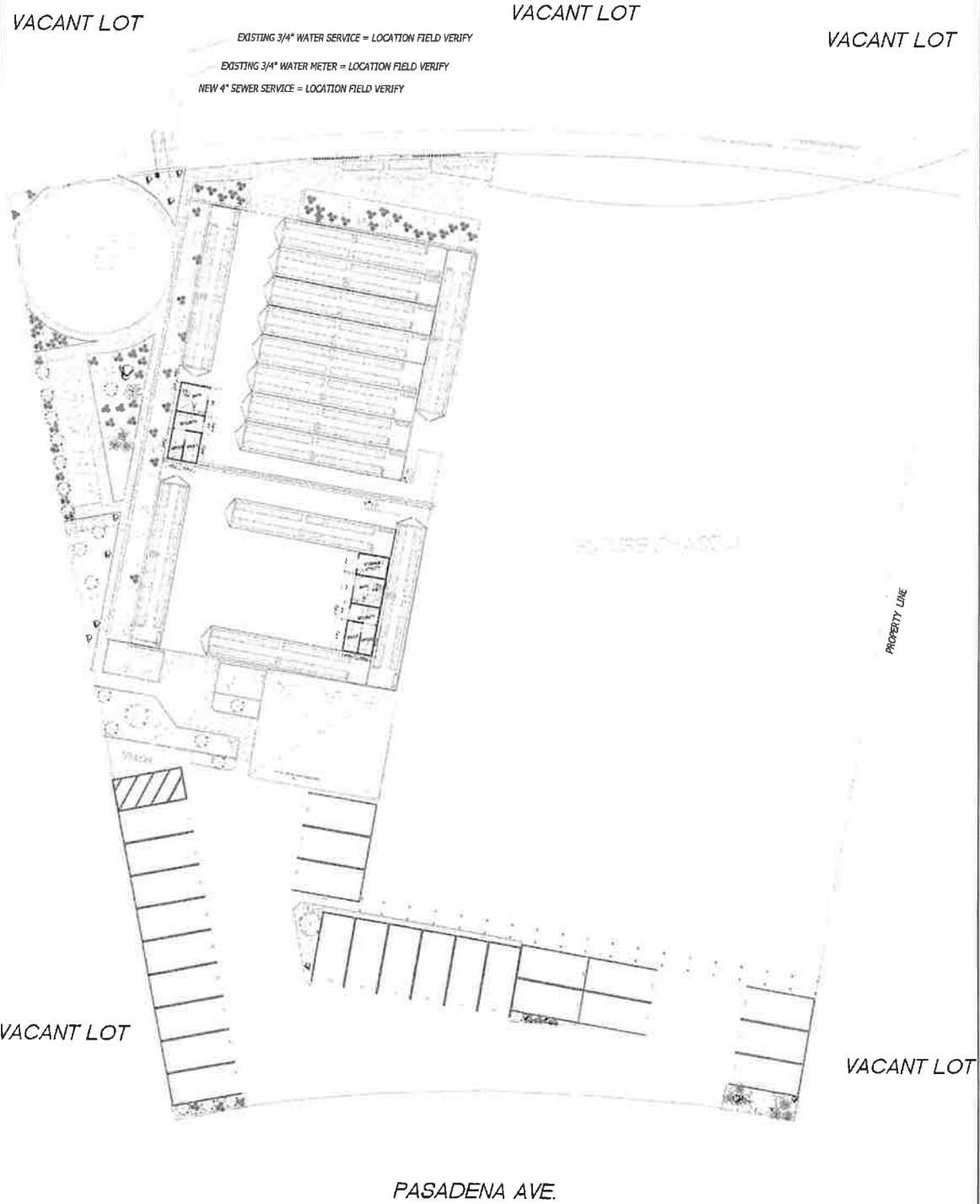
PREPARED BY:
NAME: NATHAN G. WHITE (AGES, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

#20-0001

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA, 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE
THERMAL, CA, 92274

CONDITIONAL USE PERMIT - SITE PLAN - PHASE 2



SCALE 1/32" = 1'-0" SHEET 5 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

#20-0001

02/21/2020

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - SITE PLAN - PHASE 3

VACANT LOT

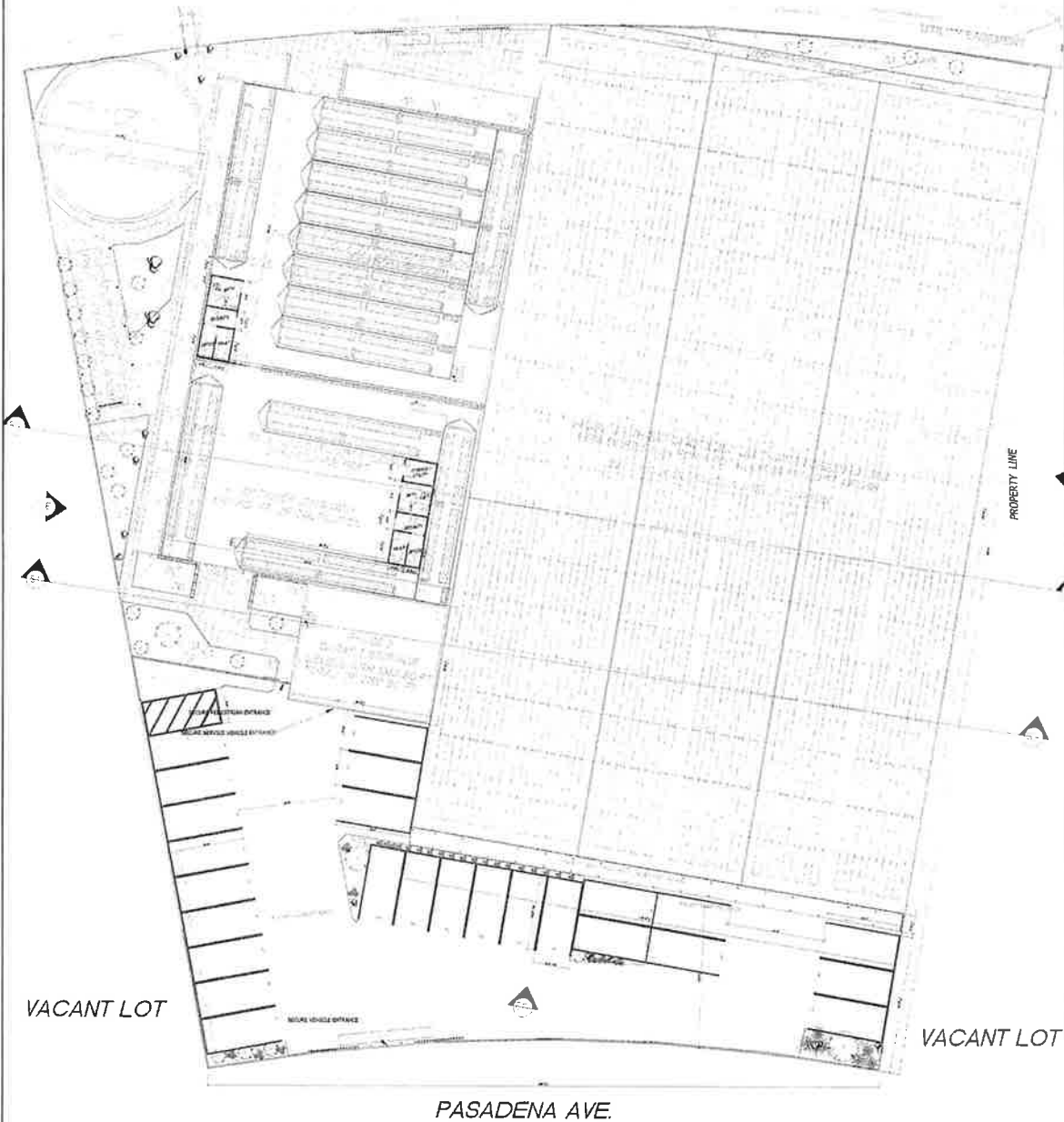
VACANT LOT

VACANT LOT

EXISTING 3/4" WATER SERVICE = LOCATION FIELD VERIFY

EXISTING 3/4" WATER METER = LOCATION FIELD VERIFY

NEW 4" SEWER SERVICE = LOCATION FIELD VERIFY



NORTH

SCALE 1/32" = 1'-0" SHEET 6 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

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in progress

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

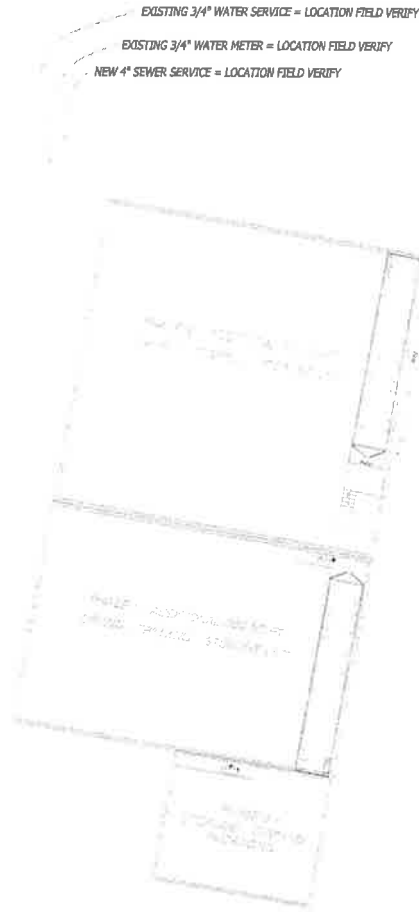
SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT-2nd LEVEL SITE/FLOOR PLAN

VACANT LOT

VACANT LOT

VACANT LOT



VACANT LOT

VACANT LOT

PASADENA AVE.



NORTH

SCALE $\frac{1}{32}'' = 1'-0''$ SHEET 7 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS: 72877 DIVAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

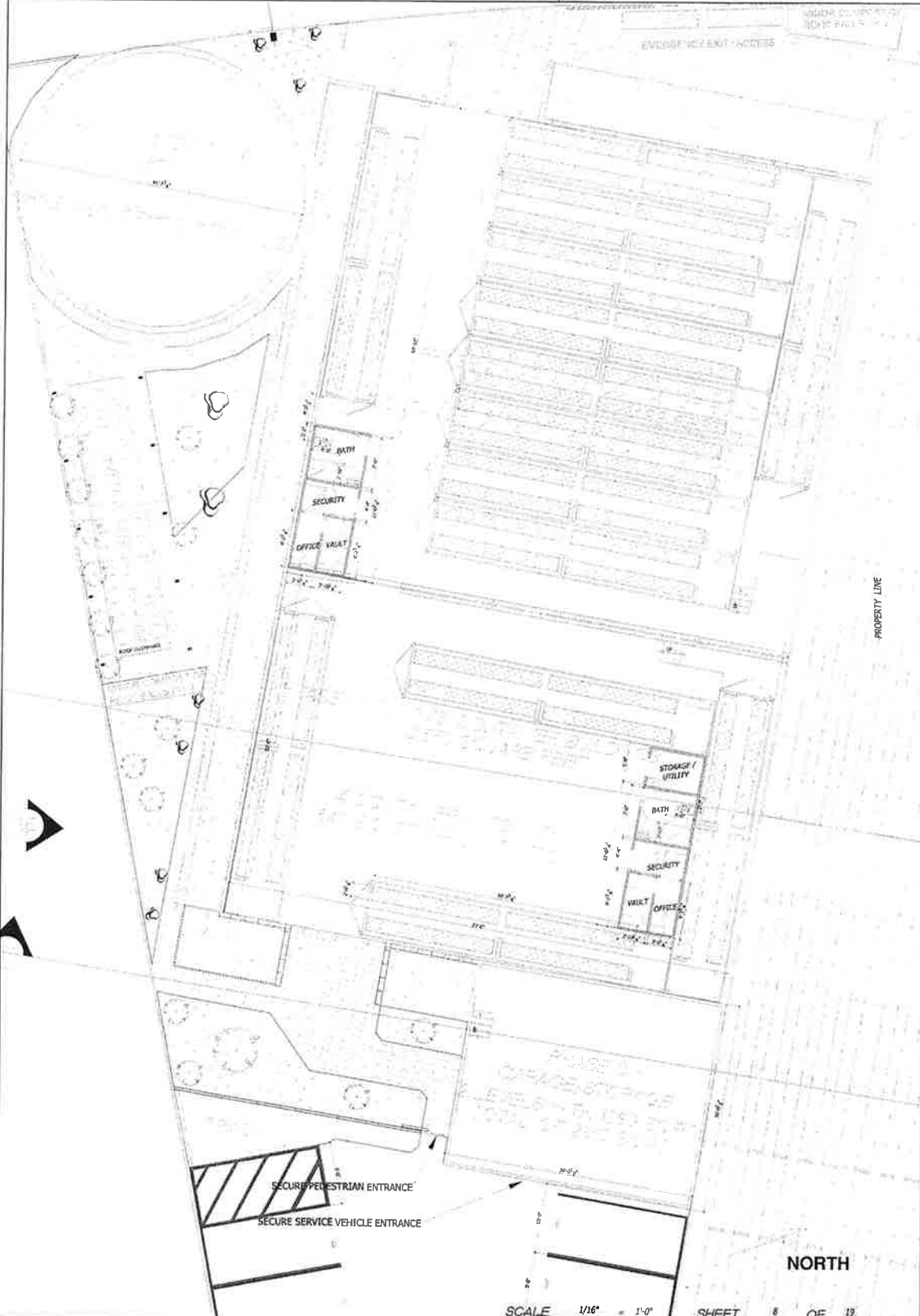
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IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - ENLARGED FLOOR PLAN



PREPARED FOR: MY DESERT PROPERTIES, LLC
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST, SAN DIEGO, CA. 92104 714.262.5177

#20-0001

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - LANDSCAPE PLAN

1.29 ACRES

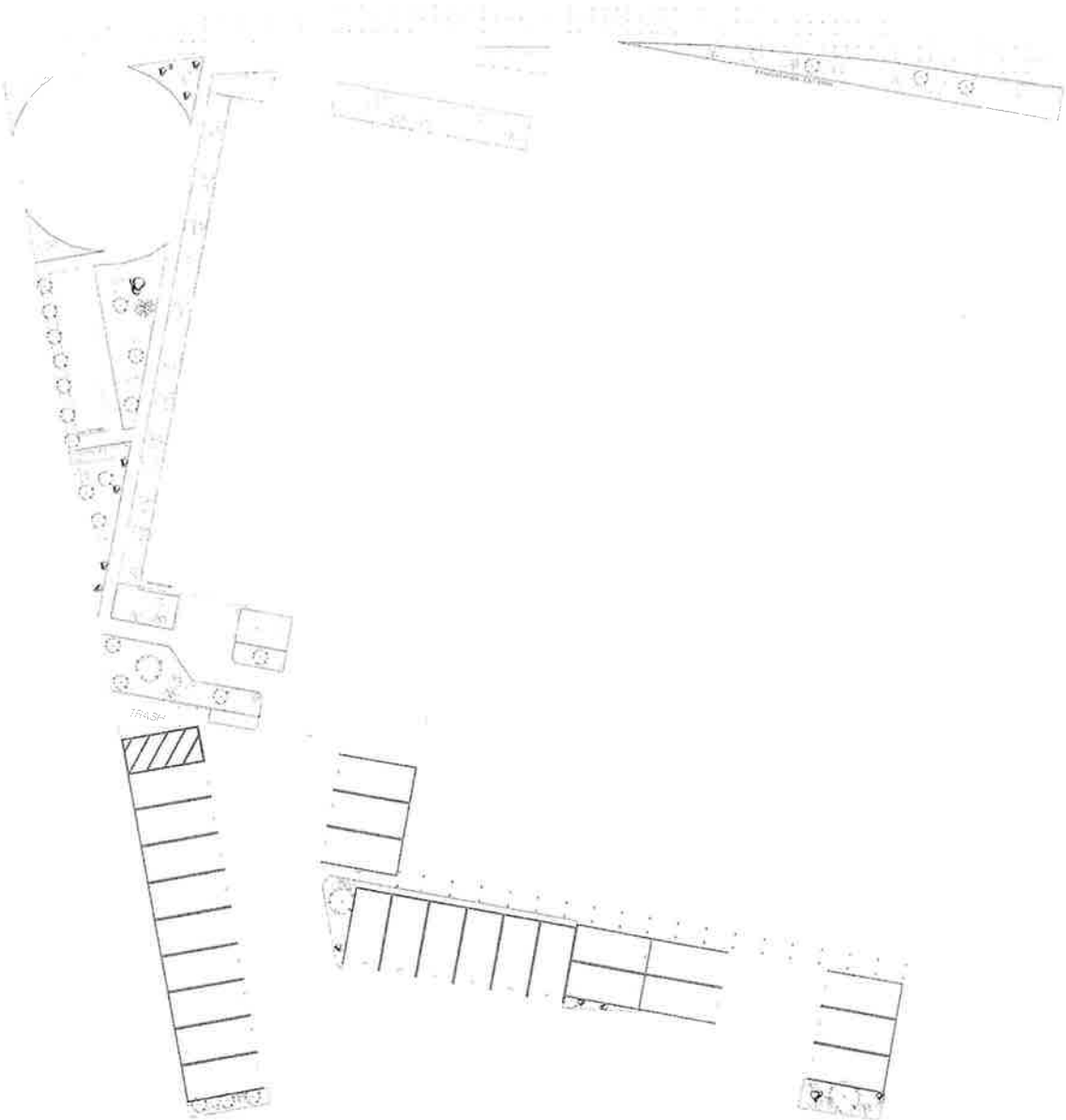
56,192.4 SQ.FT TOTAL

LANDSCAPE AREA

PROVIDED - 5,980 SQ.FT

10% REQUIRED

= 5,619 SQ.FT.



NORTH

SCALE $\frac{1}{32}'' = 1'-0''$ SHEET 9 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 BINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.) / AGESSINC@GMAIL.COM
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 / 714.262.5177

#20-0001

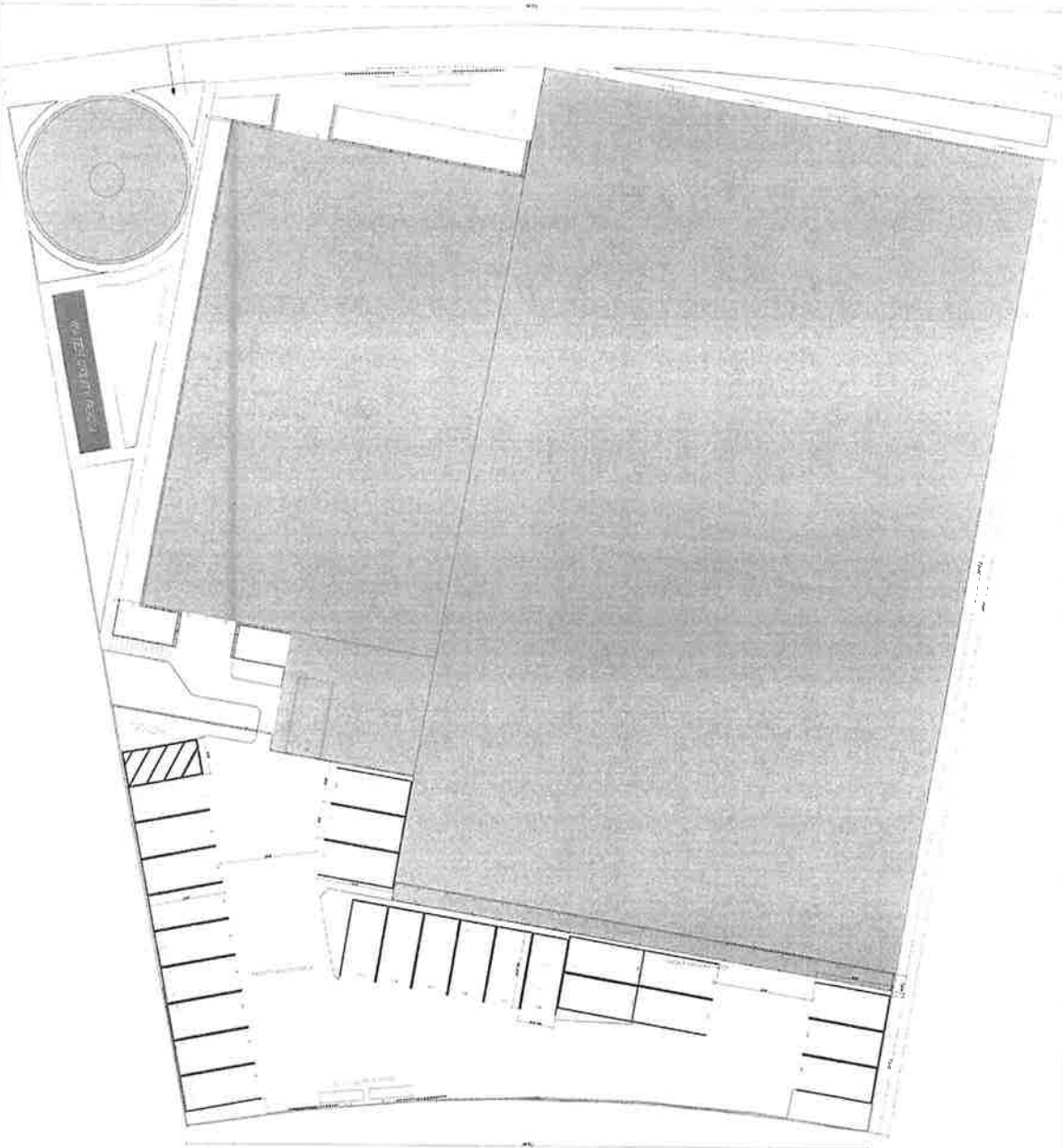
IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - LOT COVERAGE CALC

1.29 ACRES
56,192 SQ.FT TOTAL
3 / 4 = 42,144 REQUIRED
BUILDING(S) FOOTPRINT
38,521 SQ.FT.

REMAINDER SITE AREA
3,623 SQ.FT.



NORTH

SCALE $\frac{1}{32}'' = 1'-0''$ SHEET 10 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.230.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

#20-0001

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA 92243
760.482.4236

SITE ADDRESS:

2263 PASADENA AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - SECURITY PLAN



NORTH

SCALE $1/32" = 1'-0"$ SHEET 11 OF 19

PREPARED FOR: MY DESERT PROPERTIES, LLC.
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

#20-0001

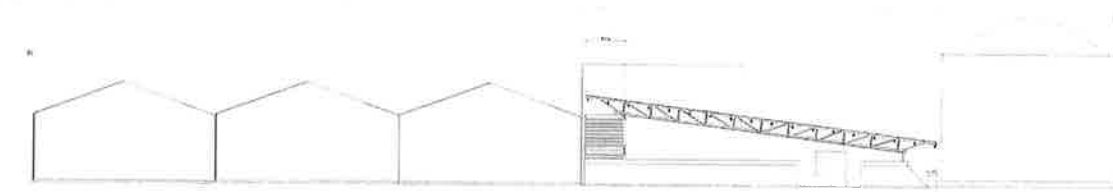
IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA 92243
760.482.4236

SITE ADDRESS: 2263 PASADENA AVE.
THERMAL, CA. 92274

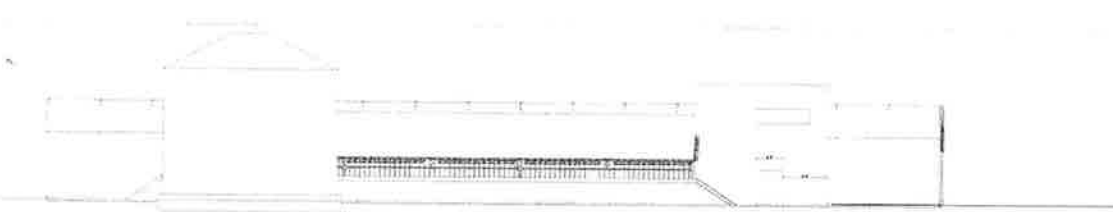
CONDITIONAL USE PERMIT - ELEVATIONS / SECTIONS



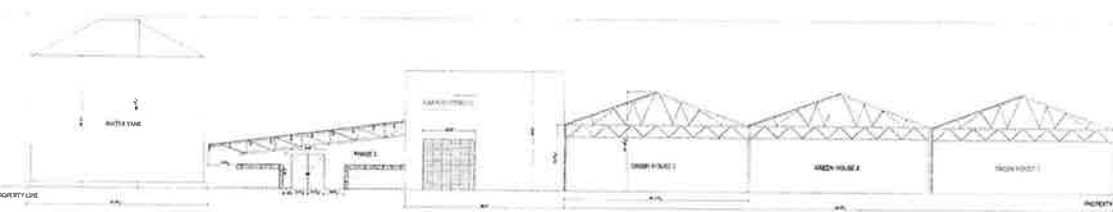
NORTH ELEVATION



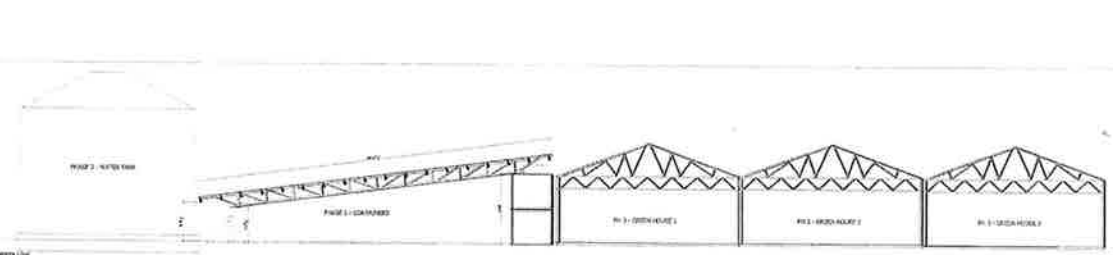
WEST ELEVATION



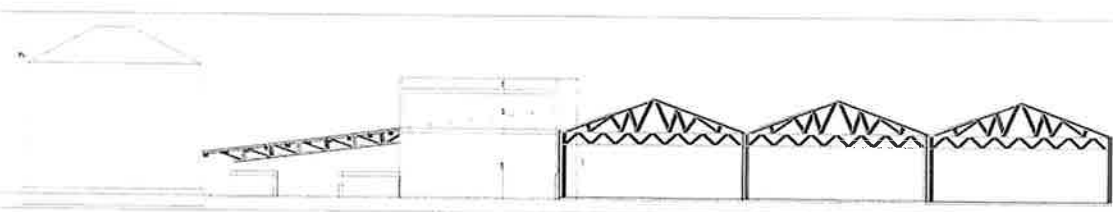
SOUTH ELEVATION



EAST ELEVATION



SECTION 2



SECTION 1

SCALE 1/32" = 1'-0" SHEET 12 OF 17

PREPARED FOR: MY DESERT PROPERTIES, LLC
NAME/PHONE: MICHAEL LINARES / 760.250.5511
ADDRESS: OWNER ADDRESS - 72877 DINAH SHORE DR. # 103 RANCHO MIRAGE, CA. 92270

PREPARED BY:
NAME: NATHAN G. WHITE (AGES, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

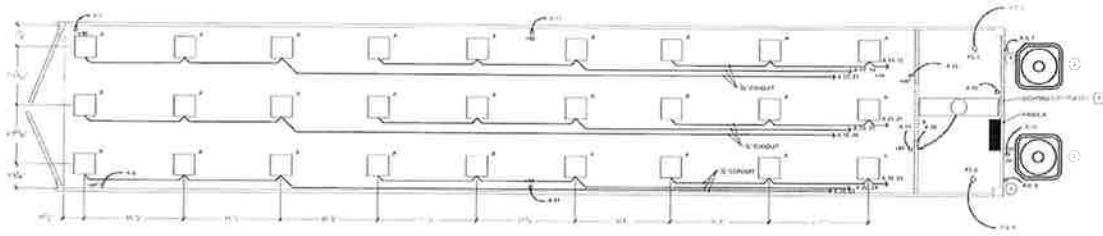
#20-0001

Panel No.	Description	PANEL SCHEDULE		Panel Notes
		Panel Type	Panel Size	
1	Panel 1	200	240	
2	Panel 2	200	240	
3	Panel 3	200	240	
4	Panel 4	200	240	
5	Panel 5	200	240	
6	Panel 6	200	240	
7	Panel 7	200	240	
8	Panel 8	200	240	
9	Panel 9	200	240	
10	Panel 10	200	240	
11	Panel 11	200	240	
12	Panel 12	200	240	
13	Panel 13	200	240	
14	Panel 14	200	240	
15	Panel 15	200	240	
16	Panel 16	200	240	
17	Panel 17	200	240	
18	Panel 18	200	240	
19	Panel 19	200	240	
20	Panel 20	200	240	
21	Panel 21	200	240	
22	Panel 22	200	240	
23	Panel 23	200	240	
24	Panel 24	200	240	
25	Panel 25	200	240	
26	Panel 26	200	240	
27	Panel 27	200	240	
28	Panel 28	200	240	
29	Panel 29	200	240	
30	Panel 30	200	240	
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33	Panel 33	200	240	
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92	Panel 92	200	240	
93	Panel 93	200	240	
94	Panel 94	200	240	
95	Panel 95	200	240	
96	Panel 96	200	240	
97	Panel 97	200	240	
98	Panel 98	200	240	
99	Panel 99	200	240	
100	Panel 100	200	240	

NOTES

- 1. All electrical equipment shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
- 2. The installer shall verify the location and availability of all conduits and raceways before installation.
- 3. The installer shall verify the location and availability of all mounting surfaces before installation.

LUMINAIRE SCHEDULE								
No.	Fixture Description	Manufacturer	Model Number	Ballast Type	Ballast Voltage	Lamp Voltage	Lamp Quantity	Watts
1.	Recessed Downlight	OSRAM	1200-015-010	Electronique	120V	120V	1	15.0
2.	Recessed Downlight	OSRAM	1200-015-010	Electronique	120V	120V	1	15.0



1 ELECTRICAL - FLOOR PLAN



Mobile Ag Container
48 Foot Container

ELECTRICAL - FLOOR PLAN

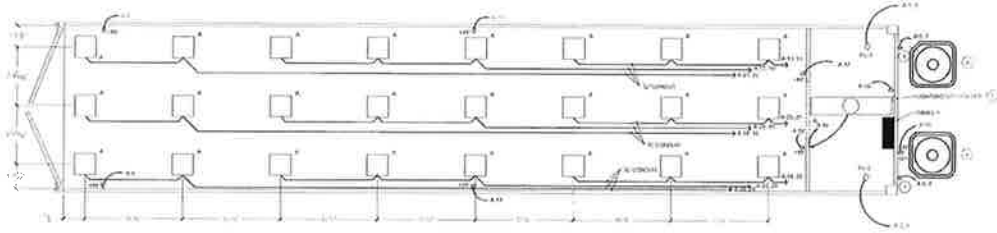
Scale:	
Date:	
Drawn By:	
Checked By:	
Project No.:	
Revision:	

E2.01

PANEL SCHEDULE											
No.	Panel	Capacity	Location	Wiring	Accessories	Notes	No.	Panel	Capacity	Location	Wiring
1	2
Summary		2000	2000	2000	2000	2000	Total		2000	2000	2000

- NOTES
- 1. All electrical equipment shall be installed in accordance with the National Electrical Code (NEC) and applicable local codes.
 - 2. All wiring shall be installed in accordance with the National Electrical Code (NEC) and applicable local codes.

LUMINAIRE SCHEDULE						
No.	Fixture Description	Manufacturer	Model Number	Fixture Type	Lamp Type	Wattage
1
2



1 ELECTRICAL - FLOOR PLAN
DATE: 01/20/2020



Mobile Ag Container
 40 Foot Container
ELECTRICAL - FLOOR PLAN

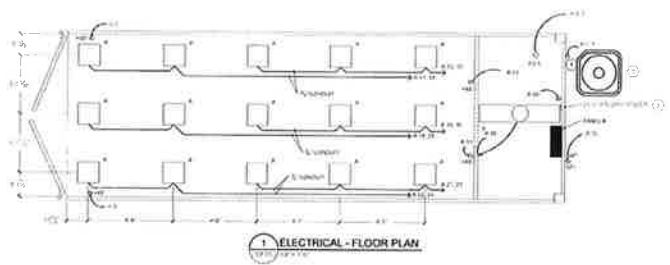
NO.	DATE

Panel A-FM1		PANEL SCHEDULE										Notes			
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NOTES

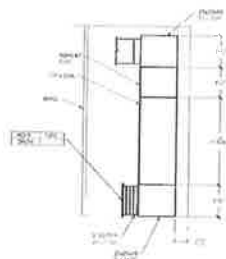
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).

LUMINAIRE SCHEDULE									
LINE	FIXTURE DESCRIPTION	MANUFACTURER	MODEL NUMBER	BALLAST TYPE	LAMP TYPE	LAMP VOLTAGE	LAMP QUANTITY	HEIGHT	NOTES
1	RECESSED	PHILIPS	MR16	EL	MR16	120	1	4'-0"	SEE PLAN
2	RECESSED	PHILIPS	MR16	EL	MR16	120	1	4'-0"	SEE PLAN

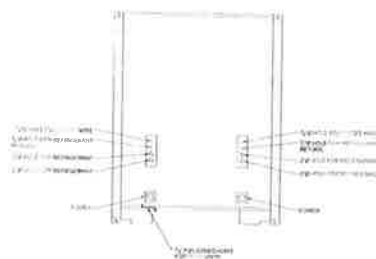


1 ELECTRICAL - FLOOR PLAN





2 SECTION - HVAC
M2.01



3 EXTERIOR ELEVATION - HVAC
M2.01

MECHANICAL EQUIPMENT SCHEDULE		
SYMBOL	DESCRIPTION	QUANTITY
M2.01.1	1.000 1/2" Dia. 1/2" Thick Plate Pipe 2.000 1/2" Dia. 1/2" Thick Plate Pipe 3.000 1/2" Dia. 1/2" Thick Plate Pipe 4.000 1/2" Dia. 1/2" Thick Plate Pipe 5.000 1/2" Dia. 1/2" Thick Plate Pipe	1.000 1.000 1.000 1.000 1.000
M2.01.2	1.000 1/2" Dia. 1/2" Thick Plate Pipe 2.000 1/2" Dia. 1/2" Thick Plate Pipe 3.000 1/2" Dia. 1/2" Thick Plate Pipe 4.000 1/2" Dia. 1/2" Thick Plate Pipe 5.000 1/2" Dia. 1/2" Thick Plate Pipe	1.000 1.000 1.000 1.000 1.000

NOTES

- 1. REFER TO MECHANICAL SCHEDULE FOR DETAILS.
- 2. REFER TO MECHANICAL SCHEDULE FOR DETAILS.



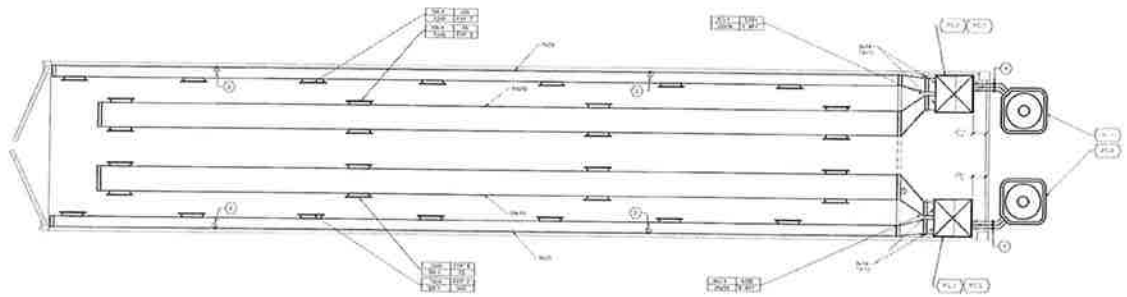
Jet HEATING
Manufacturing, Installation & Service

1. REFER TO MECHANICAL SCHEDULE FOR DETAILS.
2. REFER TO MECHANICAL SCHEDULE FOR DETAILS.

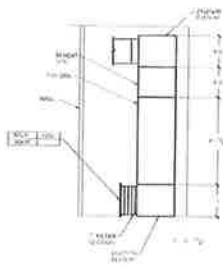
Mobile Ag Container
45 Post Container
FLOOR PLAN - HVAC

DATE	BY	CHKD BY

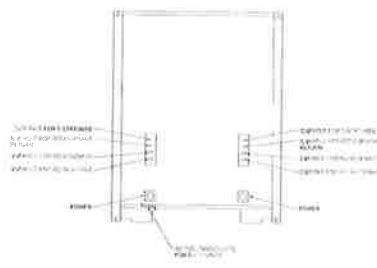
M2.01



1 FLOOR PLAN - HVAC
M2.01



2 SECTION - HVAC
REV 10/11/14

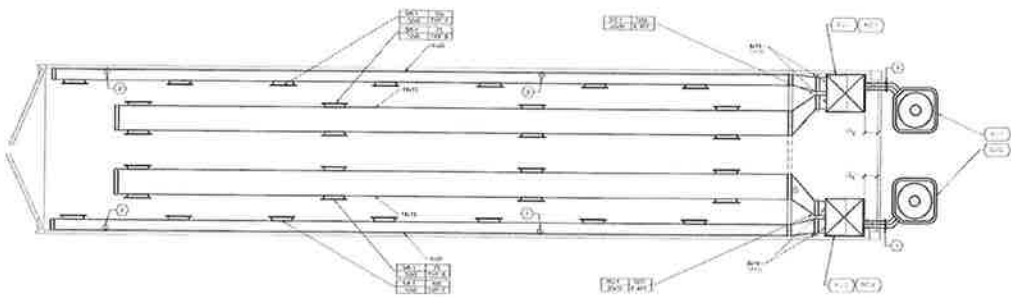


3 EXTERIOR ELEVATION - HVAC
REV 10/11/14

SYMBOL	DESCRIPTION	ELECTRICAL
1	Blower	120V AC
2	Fan coil	120V AC
3	MFC	120V AC
4	MCC 120V	120V AC

NOTES

- 1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
- 2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.



1 FLOOR PLAN - HVAC
REV 10/11/14



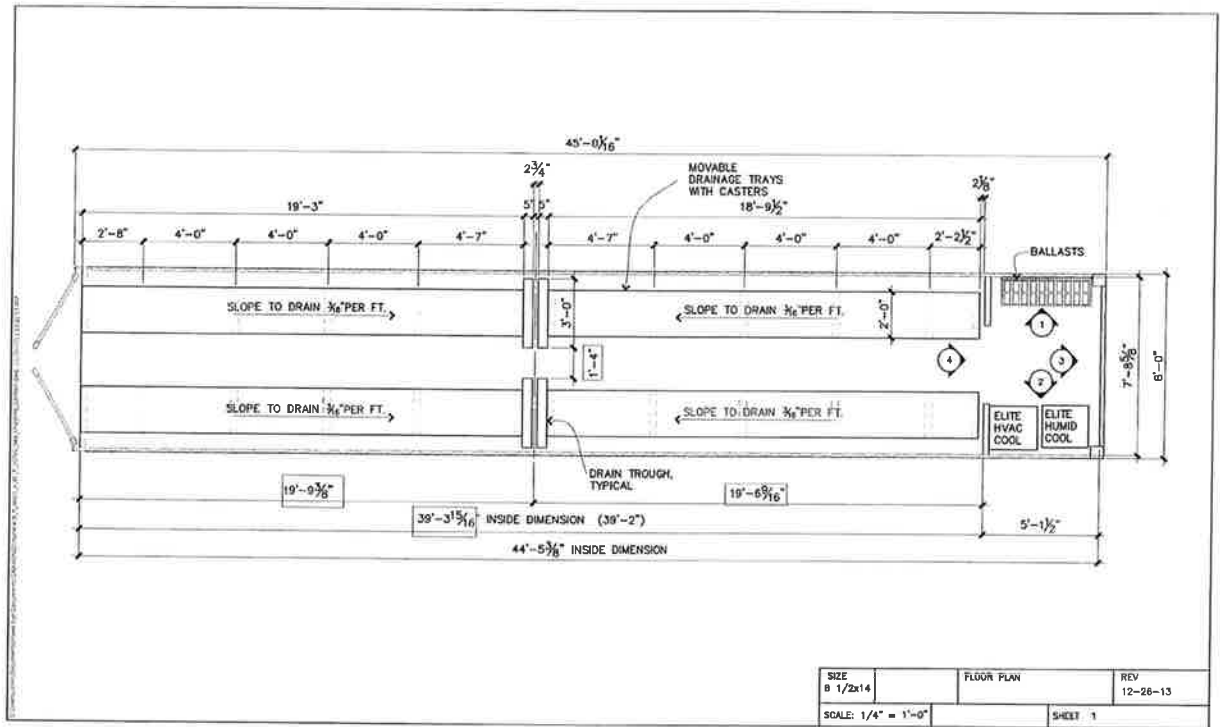
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.

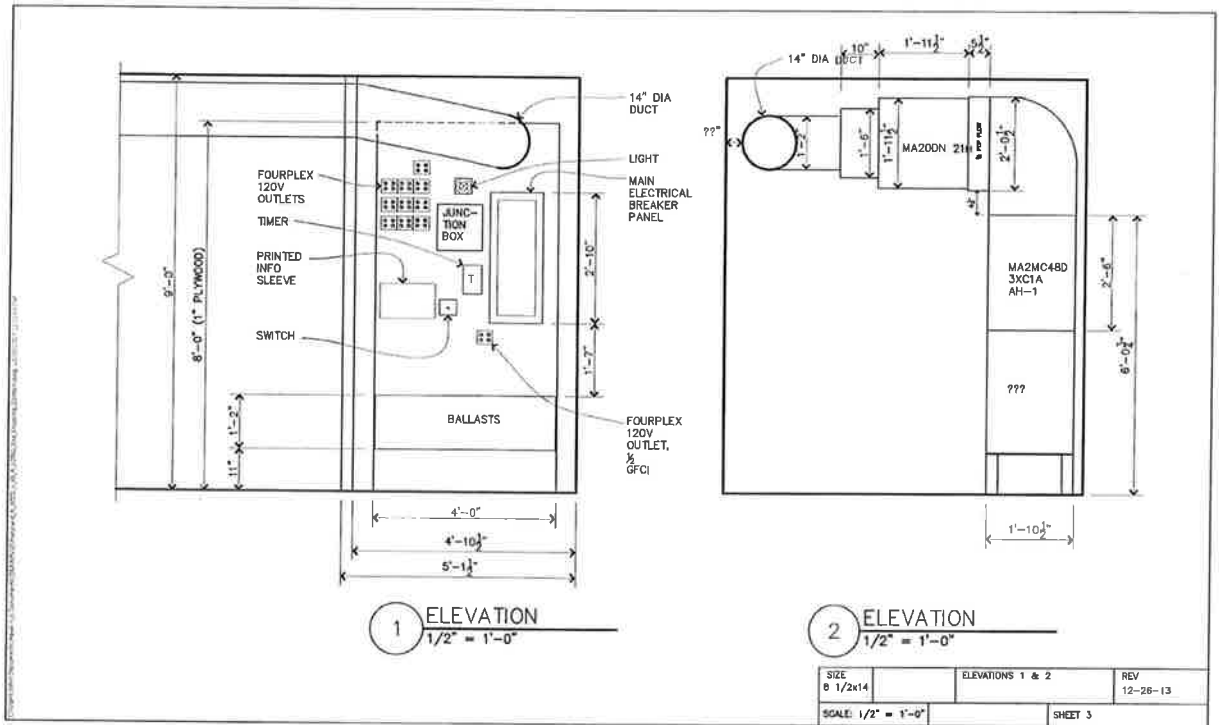
Mobile Ag Container
40 Foot Container
FLOOR PLAN - HVAC

REV #	DATE

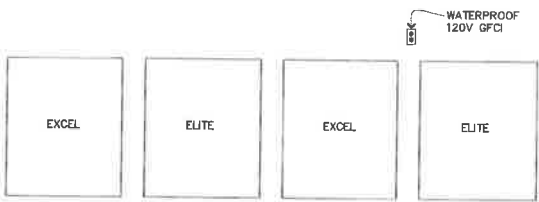
DATE: 10/11/14
 DRAWN BY: JET HEATING
 CHECKED BY: JET HEATING
 PROJECT NO.: M2.02
 SHEET NO.: 1 OF 1

M2.02

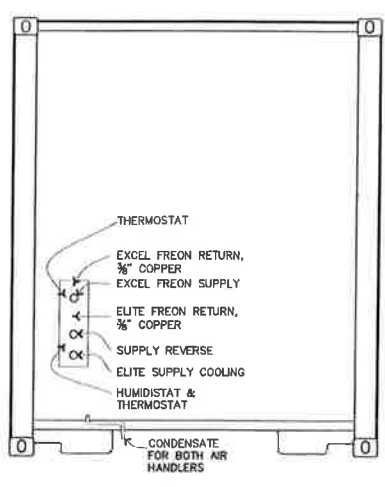




SIZE 0 1/2x14	ELEVATIONS 1 & 2	REV 12-26-13
SCALE: 1/2" = 1'-0"	SHEET 3	



DISCONNECTS



5 REAR EXTERIOR ELEVATION
1/2" = 1'-0"

SIZE 8 1/2x14	ELEVATIONS 5	REV 12-27-13
SCALE: 1/2" = 1'-0"	SHEET 5	