

# Proposed Option A – 100-ft Distance



# Proposed Option A – 100-ft Distance

The project is a request for outdoor cannabis cultivation of approximately ~~82.62~~ 81 acres and 4.18 acres of cannabis nursery operations for a total of ~~86.80~~ 85 acres and will include 100-feet between cannabis cultivation, with the exception of nursery plantings which will be setback 50-feet, along the eastern property boundary. The Applicant will revise the project plans dated January 26, 2021 as presented to the Board on June 22, 2021 to reflect the decrease in proposed acreage prior to Land Use Permit issuance.

# Proposed Option A – 100-ft Distance Landscaping

Lighting will be mounted to the office and bathroom building at a height of eight feet and to light poles at a height of ten feet near the gated entrance to the property and in the parking area. Landscaping is proposed adjacent to the cannabis cultivation areas, including the nursery plantings, along the eastern and western property lines. The proposed landscaping along the eastern property line shall match the anticipated plantings along the eastern portion of the property on the west (APN 099-150-069). The landscaping will be located within the 100-foot property line distance between the cannabis cultivation areas and eastern property line. The plantings shall include coast live oaks and casuarina. The landscaping will be installed prior to cultivation activities and maintained in good condition for the duration of cannabis activities.

# Proposed Option B – Nursery Relocation



# Proposed Option B – Nursery Relocation

The project is a request for outdoor cannabis cultivation of approximately 82.62 acres and 4.18 acres of cannabis nursery operations for a total of 86.80 acres. The 4.18-acres of nursery will be located along the eastern edge of the proposed cultivation area, from north to south in an approximately 100-foot swath. All flowering canopy will be located at least 150-feet from the eastern property line. The Applicant will revise the project plans dated January 26, 2021 as presented to the Board on June 22, 2021 to reflect the relocation of the proposed nursery area prior to Land Use Permit issuance.

## Proposed Option B – Nursery Relocation Landscaping

Lighting will be mounted to the office and bathroom building at a height of eight feet and to light poles at a height of ten feet near the gated entrance to the property and in the parking area. Landscaping is proposed adjacent to the cannabis cultivation areas, including the nursery plantings, along the eastern property line. The proposed landscaping along the eastern property line shall match the anticipated plantings along the eastern portion of the property on the west (APN 099-150-069). The landscaping will be located within the 50-foot setback between the cannabis cultivation area and eastern property line. The plantings shall include coast live oaks and casuarina. The landscaping will be installed prior to cultivation activities and maintained in good condition for the duration of cannabis activities.

# New Condition - Landscaping

**23. Landscape and Screening Plan.** The applicant shall implement the Landscape and Screening Plan stamped “Zoning Approved”.

**PLAN REQUIREMENTS:** The proposed landscaping along the eastern property line shall match the plantings along the eastern portion of the property on the west (APN 099-150-069).

**TIMING:** The applicant shall submit one copy of the Landscaping and Screening Plan to P&D staff prior to issuance of this permit. The applicant shall install all components of the Landscape and Screening Plan prior to the commencement of the cannabis activities that are the subject of this permit. The Applicant shall maintain the landscaping and screening in good condition in compliance with the Landscape and Screening Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Landscape and Screening Plan are installed and maintained pursuant to the requirements of this condition.

# Recommended Action – 100-ft Distance

1. Deny the appeal, Case No. 21APL-00000-00012
2. Make the required findings for approval of the Proposed Project as specified in Attachment 1 of the Board Agenda Letter, including California Environmental Quality Act (CEQA) findings
3. Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines 15162 and 15168(c) (Attachment 3 and Attachment 4 to the Board Agenda Letter)
4. Grant *de novo* approval of the Proposed Project, Case No. 19LUP-00000-00312 subject to the revised Project Description and conditions included as Attachment 2 in the Board Agenda Letter and as revised in slides 1, 2, 3 and 7 during the Board hearing in the afternoon on June 22, 2021.



# Recommended Action – Nursery Relocation

1. Deny the appeal, Case No. 21APL-00000-00012
2. Make the required findings for approval of the Proposed Project as specified in Attachment 1 of the Board Agenda Letter, including California Environmental Quality Act (CEQA) findings
3. Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines 15162 and 15168(c) (Attachment 3 and Attachment 4 to the Board Agenda Letter)
4. Grant *de novo* approval of the Proposed Project, Case No. 19LUP-00000-00312 subject to the revised Project Description and conditions included as Attachment 2 in the Board Agenda Letter and as revised in slides 4, 5, 6 and 7 during the Board hearing in the afternoon on June 22, 2021.