

water well and tank for irrigation and storage; storage structures; parking spaces; and compost area.

Both immature and mature cannabis would be grown in raised beds and fabric pots and would use drip irrigation. The greenhouses would be roughly 8 ft tall and would be used for cultivation of up to 10,000-sf of mature cannabis cultivation, while immature plants would be grown in a 17,640-sf designated nursery area (Figure 4, all figures are included in Appendix A). The project would cultivate one harvest cycle per year. Cultivation soil beds would be tilled seasonally. The cannabis would be sun grown from seed to maturity on the premises, with a plan to eventually use six greenhouses for mature plant cultivation and harvest on-site. The mature plants would be transported to an off-site, third-party licensed manufacturing facility for trimming, packaging, and processing.

Construction would take place in two phases. The first phase would establish the outdoor growing area, while the second phase would convert the outdoor mature cannabis cultivation area to greenhouses. Hoop houses may be used during phase one, but the hoop houses would be for light deprivation and would not include supplementary lighting. During both phases, the nursery area would be outdoors.

CONDITIONS OF APPROVAL

1. This Commercial Cannabis Use Permit (CCUP) is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G.....Preliminary Site Plan
Exhibit ISecurity Plan

Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

The project description is as follows:

~~The project proposes the cultivation of approximately 6,450 square feet of mature outdoor cannabis canopy, and construction of the proposed project would occur in two (2) phases: Phase I would include the construction and operation of an outdoor cannabis cultivation facility that would include 4,950 square feet of flowering canopy to be implemented immediately upon project approval and interior modifications to an existing garage to be used for harvest storage and drying; Phase II would consist of the construction of an additional 1,500 square feet of flowering, outdoor canopy area adjacent to the 4,950 square foot area implemented in Phase I. Construction of Phase I would occur immediately upon project approval and acquisition of the required permits from the County, and construction of Phase II is anticipated to be implemented in the third year of project operations.~~

~~— A 100 square foot compost area would be constructed just east of the proposed cultivation area. A 200 square foot immature plant area would be constructed northeast of the proposed cultivation area. One (1) existing 655 square foot detached garage would be repurposed for harvest drying and storage. It would be internally partitioned and would include a harvest drying area, harvest storage area, cannabis waste storage area, equipment and supplies storage area, and chemical storage area.~~

The proposed project would include the construction and operation of a mixed light and outdoor cannabis cultivation facility (also referred to as the cannabis cultivation premises or premises) that would include approximately 10,000 sf of flowering mixed-light cannabis canopy and 17,640 sf of immature nursery cultivation in a fenced, designated cannabis cultivation area; a water well and tank for irrigation and storage; storage structures; parking spaces; and compost area.

Both immature and mature cannabis would be grown in raised beds and fabric pots and would use drip irrigation. The greenhouses would be roughly 8 ft tall and would be used for cultivation of up to 10,000-sf of mature cannabis cultivation, while immature plants would be grown in a 17,640-sf designated nursery area (Figure 4, all figures are included in Appendix A). The project would cultivate one harvest cycle per year. Cultivation soil beds would be tilled seasonally. The cannabis would be sun grown from seed to maturity on the premises, with a plan to eventually use six greenhouses for mature plant cultivation and harvest on-site. The mature plants would be transported to an off-site, third-party licensed manufacturing facility for trimming, packaging, and processing.

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