

From: [Saucedo, Portia](#)
To: [Manthorne, David@Wildlife](#)
Cc: [Johnson, Cliff](#)
Subject: Overview of Peaksview, Inc. PLN-2020-16866-MOD01
Date: Friday, June 9, 2023 3:54:00 PM

Hi Dave,

I was unable to reach the applicant or agent, but have once again reviewed the operations plan and site plan.

The parent project (PLN-2020-16866) is for 43,560 square feet of mixed-light with ancillary propagation area of 12,960 square feet of ancillary nursery area.

On APN 216-082-002-000 the existing structures include:

- a. 30'x148' (4,400 sf) nursery greenhouse
- b. 90'x96' (8,640 sf) mixed light greenhouse
- c. Five 20'x96' (9,600 sf) wholesale nursery (to be relocated to 216-082-006-000)
- d. 1,000 gallon mixing tank
- e. 32'x40' house proposed to become employee housing
- f. 7 portable toilets to be relocated to 216-082-006-000
- g. Septic system
- h. Human refuse shed

Existing on 216-082-006-000:

- a. 25'x36' solar system/2 car garage
- b. Agricultural well (domestic use)
- c. 40'x100' two story barn
- d. 30'x30' product storage shed
- e. Million gallon pond

Previously proposed on 216-082-006-000:

- a. 20'x96' (1,920 sf) wholesale nursery from 216-082-002-000
- b. Four (4) 90'x120' (43,200 sf) greenhouses
- c. 20'x96' (1,920 sf) wholesale nursery relocated from 216-082-002-000
- d. 7 portable toilets to be relocated from 216-082-002-000
- e. 50'x50' compost area
- f. 25x100' commercial processing/storage building
- g. Ten 5,000-gallon rainwater catchment tanks
- h. Back-up generator fuel shed
- i. Septic
- j. 10 parking spaces

This is the area that had the tree removal and this area WILL NOT be an option for cultivation or anything of the proposed infrastructure with a nexus to cannabis.

Phase 1: 34,000 square feet of 17 pvc hoophouses measuring 20'x100' for outdoor light deprivation cultivation at this phase.

This was completed before being approved and it appears the configuration differs from what was proposed. This area is not being proposed as the final cultivation area. All other aspects of the original permit are to remain as is. The applicant claims no grading occurred and that it was a naturally flat area.

Phase 2: The temporary cultivation area will be decommissioned. The two proposed areas are to be graded with two 150'x240' (36,000 sf) graded flats to facilitate four 90'x96' greenhouses (34,560 sf) for light deprivation cultivation instead of mixed light. Everything on 216-082-002-000 will remain. Power is provided by four generators and to then transition to PG&E grid power, however, it is my understanding that 216-082-002-000 is too far away for that option. Further, the County doesn't have a letter from PG&E stating that they would be able to supply the power nor are there any timelines provided.

The differences I see with the approved project site plan for 216-082-002-000 are the following:

- a. Five 20'x70' (7,000 sf) are listed for the modification, whereas the approved project lists five 20'x96' (9,600 sf) wholesale nursery
- b. there is an additional greenhouse measuring 20'x100' (2,000 sf) as research and development in the modification

Total cultivation for the modification, according to the site plan is 34,560 light dep. The ancillary nursery has been reduced to 4,440 sf (already approved for 12,960 sf).

The wholesale nursery (8,640 sf), and the research and development (2,000 sf) are not taxed and have no limits on size and are not included in the total square footage for cultivation.

Overall, they are proposing 9,000 square feet less and no longer proposing mixed light cultivation. The Phase 2 is kind of a moot move at this point since the original reason to cultivation on the two proposed flats was to access a PG&E line drop for mixed light, which is no longer being proposed.

Please provide additional comments for the project if you have any and/or additional questions. This project is to be heard on July 6th, so I will need to address any issues before that time.

Kind regards,

Portia Saucedo, M.Sc.

Associate Planner

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