

Early Implementation Development Agreement Projects

On July 26, 2018, the County received nine Early Implementation Development Agreement applications. Since that time one applicant has withdrawn. Staff have been reviewing the remaining applications for completeness. Once applications are deemed complete, the project materials are provided to the County's environmental consultants for an environmental assessment in accordance with the California Environmental Quality Act (CEQA). The schedule for preparation of the environmental assessment depends on the type of environmental document required to be prepared, which is specific to each project. The applications for the projects listed below have been deemed complete and the CEQA process has been initiated. Schedule information for each project will be provided once it is known.

- Kind Farms, located off County Road 89 between Winters and Madison, proposes regional-serving cannabis processing and distribution operations in addition to existing cultivation. Kind Farms initially submitted an application for a Processing Facility in response to the County's Request for Proposals for Nursery and Processing Facilities (see below). One of four applicants, Kind Farms is seeking a Development Agreement for a term of 10 years in order to construct and operate a processing and distribution facility that would serve both product grown onsite and other product grown in the region. Kind Farms is licensed with the County and State to cultivate up to one acre of cannabis, which is currently grown outdoors. Under its existing cultivation license, Kind Farms has obtained permits to construct a greenhouse for mixed-light cultivation. The Development Agreement will consider existing mixed-light cultivation, with regional processing and distribution activities, as well as public benefits.
- Green Capital Investments (GCI), located off County Road 17, proposes regional-serving cannabis nursery operations, as well as mixed-light cultivation, and processing, testing, and distribution for product grown onsite. GCI, one of four applicants, initially submitted an application for a nursery facility in response to the Request for Proposals for Nursery and Processing Facilities. GCI is seeking a Development Agreement for a term of 10 years, with a proposal to include two renewable five-year options for a potential 20-year commitment, to construct and operate five nursery facilities, two flowering facilities, and a processing facility with testing and distribution for product grown on site. GCI currently maintains two cultivation licenses with the County, and is licensed through the State, to grow up to two acres of cannabis. GCI currently cultivates outdoors, but has obtained building permits for greenhouse development for mixed-light cultivation. The Development Agreement will consider GCI's proposal to construct a 6-phase project, over a 5.5-year period, to develop regional-serving nursery facilities, along with flowering, processing, distribution, and testing operations, in addition to public benefits.
- Outdoor Properties, located off County Road 56 in Guinda, proposes mixed-light cultivation and may include processing and distribution, as needed, for product grown onsite. Outdoor Properties will not be a regional-serving facility. The project will be phased and includes transitioning outdoor cultivation to mixed-light cultivation in greenhouses. Outdoor Properties is currently licensed by the County and State to grow up to one acre of cannabis. Cultivation currently occurs outdoors, and Outdoor Properties has obtained building permits to construct eight greenhouses for mixed-light cultivation. Outdoor Properties is seeking a Development Agreement for a term of 10 years, which will consider a proposal to include additional greenhouse development for a commitment to minimize outdoor nuisances, in addition to public benefits.

- California (CA) Clean Cannabis, located off State Route 16 near Guinda, proposes indoor and mixed-light cultivation, with packaging and distribution/transporting of cannabis grown onsite. CA Clean Cannabis will not be a regional-serving facility. CA Clean Cannabis currently holds licenses with the County and State and primarily grows outdoors or in hoop houses. The project proposes converting existing agricultural structures to use for indoor cultivation, packaging, and distribution operations with the addition of one new greenhouse for mixed-light cultivation. CA Clean Cannabis is seeking a Development Agreement for a term of 10 years to cultivate indoors, and the proposal will consider packaging and distribution for product grown onsite, as well as public benefits.
- Yolo Gardens, located off County Road 21, proposes mixed-light cultivation in greenhouses, with nursery, processing, packaging, and distribution operations, for product grown onsite, as well as office space. Yolo Gardens will not be a regional-serving facility. The project includes greenhouse development with head houses, as well as commercial buildings to accommodate nursery, processing, storage, office space, and distribution. Yolo Gardens is currently licensed with the County and State to cultivate up to one acre of cannabis. Yolo Gardens is seeking a Development Agreement for a term of 10 years for greenhouse development, and the proposal will also consider ancillary nursery, processing, packaging, and distribution operations, in addition to public benefits.
- Lewis and Yolo County Creative (YCC), located off County Road 93, propose greenhouse development for mixed-light cultivation with processing, curing, and storage of cannabis grown onsite. Lewis/YCC will not be a regional-serving facility. Altogether, Lewis and YCC hold three County licenses, and State licenses, to cultivate up to three acres of cannabis, which is currently grown outdoors. Two of the licenses (Lewis and YCC) collocate cultivation sites on one parcel, and the other license (YCC) cultivates on a contiguous parcel. The applicants are seeking a Development Agreement for a term of 10 years to construct greenhouse development on both parcels for a commitment to transition to mixed-light cultivation that includes processing, curing and storage of cannabis. The proposal will also consider public benefits.
- Surreal Solutions, located at the end of County Road 23 southwest of Esparto, proposes mixed-light cultivation and processing operations for cannabis grown onsite. Surreal Solutions will not be a regional-serving facility. The project includes greenhouse development and a processing building. Surreal Solutions is currently licensed by the County and State to cultivate up to one acre of cannabis, which is currently grown outdoors. Surreal Solutions is seeking a Development Agreement for a term of 10 years to transition to mixed-light cultivation. The proposal will also consider public benefits.

Request for Proposals Nursery and Processing Facility Projects

In November 2017, staff issued a Request for Proposals (RFP) for a limited number of cannabis nursery and processing facility licenses. Prospective applicants were required to submit a mandatory Letter of Interest and attend a mandatory applicant's conference in order to submit an application. Four proposals were received. Two applicants (Kind Farms and GCI) are now participating in the Early Implementation Development Agreement process. A third applicant did not continue with either process.

- Dark Heart Nursery also complied with the mandatory pre-filing requirements and submitted an application by the January 12, 2018 deadline. However, on February 21, 2018, County staff received a request from Dark Nursery, to postpone the advancement of the Dark Heart Nursery proposal to provide time for the company to evaluate locating its nursery on an alternative site. On June 1, 2018, staff received a revised proposal from Dark Heart proposing a new site for the project on the east side of County Road 89 between County Road 26 and County Road 27. The proposed project would be located on a 57-acre parcel which is zoned A-N, Agricultural Intensive. A portion of the parcel is in a flood zone; however, the project structures would be located outside of this area. The proposed nursery would include up to three greenhouse structures and a structure for production equipment and processes. Other site amenities would include well and water treatment and delivery systems, a commercial septic system, propane gas service, paved driveway and parking, wastewater and process water management systems and groundwater recharge areas, and landscaping which would surround the facility.

An application is currently being prepared by Dark Heart Nursery. Once the application has been received and deemed complete, the CEQA process will be initiated. Schedule information will be provided once it is known.