



December 18, 2017

**REQUEST FOR PROPOSALS ADDENDUM
RESPONSE TO COMMENTS DOCUMENT**

**MEDICAL CANNABIS CULTIVATION NURSERIES AND
PROCESSING FACILITIES**

1.0 INTRODUCTION

This Request for Proposal (RFP) addendum responds to questions raised during the December 11, 2017 Applicants' Conference and submitted in writing by the 4:00 p.m., December 12, 2017 deadline specified in the RFP Schedule.

The questions and answers are presented below. Some questions have been condensed or edited for clarity. In addition, similar questions have been combined.

The RFP Addendum also includes minor changes to the RFP, which are included in Appendix A, attached. The RFP changes include the removal from the Business Plan, the requirement of providing a pro forma for at least three years of operation. It also includes a revised Schedule of Events. Please note: the due date for the application remains January 12, 2018 at 4:00 p.m.

Also, included in Appendix A is a revised RFP Application. The revised application has minor, non-substantive edits shown in redline/strikeout. **PLEASE USE THE REVISED APPLICATION IN RESPONDING TO THE RFP.**

2.0 RFP Questions and Answers

The questions and answers listed below apply to both nursery and processing facility applications.

1. Could you please provide copies of the County's Strategic Plan?

Response: The County's Strategic Plan and the Strategic Plan summary can be found using the links below

Strategic Plan

<http://www.yolocounty.org/home/showdocument?id=40710>

Strategic Plan Summary

<http://www.yolocounty.org/home/showdocument?id=40728>

2. If I have already done Live Scan, do I need to do it again.

Response: The RFP requires that "All Applicant(s)/Owners, property owner(s), and all regularly engaged (non-seasonal) employees must have background checks conducted through Live Scan." However, if Live Scan applications have been submitted for any of these individuals as part of the County's cannabis cultivation license renewal process currently in progress, Live Scan applications and fees for these individuals do not also have to be submitted to the Sheriff's Office as part of Phase 2 of the RFP process. However, copies of the Live Scan applications submitted as part of the cannabis cultivation license renewal process must be submitted to the County as part of the Phase 2 RFP process. In addition, any individuals for which Live Scan applications and fees were not

submitted to the Sheriff's Office as part of the cannabis cultivation license renewal process are required to be submitted as part of Phase 2.

3. Why is the Live Scan fee so expensive now (\$61.00/application) compared to previously (\$12.00/application)?

Response: The \$61.00 Live Scan fee consists of \$15.00 charged by the Sheriff's office to take fingerprints and \$46.00 for processing of the finger prints by the Department of Justice and the Federal Bureau of Investigation. The fee is simply being passed through to the Applicant. Previously, the County paid part of the Live Scan fee, which was then recouped through the cannabis license registration fee. For the RFP, the Applicant is required to pay the entire Live Scan fee.

4. If you decide you want to opt out after filing an application, is the fee refundable?

Response: Neither the Phase 1 nor Phase 2 fees are refundable.

5. It is difficult and unfair of the County to ask for a Business Plan before it is known what the fees will be for nurseries and processing facilities. We need to know what the fees are going to be and how they are going to be assessed. Are they going to be assessed per greenhouse, by canopy size or by a size/area of the greenhouse or commercial building facility? The county should not be basing their fee structure on our submittal of potential business plans and profit. Please provide us the fee structure and how these fees are going to be assessed or whether for commercial building or greenhouses.

Response: State law requires that regulatory fees be established based on actual costs. They would not be based on Applicants' potential business plans and profit. At this time, we expect that the following fees included in the County's cannabis master fee schedule may apply to nurseries and processing facilities:

Label -- Marijuana Fees				
Sub Label -- Product Laboratory Analysis Fees				
Heavy Metals	165.00 / each		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Microbiological and Pseudomonas	62.00 / each		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Mycotoxins	33.00 / each		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Pesticide Analysis	49.00 / each		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Standard Potency/Cannabinoid profile	39.00 / each		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Sub Label -- Track and Trace				
One Time Training Fee (covers training of 2 sources per	400.00 / per operator		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Per Thousand Stamps (per/M)	20.00 / per M		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Stamp Order and Delivery Fee	25.00 / per order		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Type 1,2,3 Class A (Specialty)	960.00 / per year		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Type 1,2,3 Class B (Small)	1440.00 / per year		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Type 1,2,3 Class C (Medium)	2160.00 / per year		06/27/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016)
Sub Label -- Commercial Cultivation Fees				
CBD Dominant Annual Certification Regulatory Fee	1.60 / Per square foot		01/10/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016); CA
Commercial Cultivation Application Fee	1500.00 / Per application		01/10/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016); CA
Hourly Enforcement Inspection Fee	142.00 / Hourly		01/10/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016); CA
Initial Permit Fee	7600.00 / Per Permit		01/10/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016); CA
THC Dominant Annual Certification Regulatory Fee	2.48 / Per square foot		01/10/2017	YCC Sec 5-20 (§ 2, Ord. 1467, eff. April 21, 2016); CA

6. How many Applicants are there?

Response: Eight Letters of Interest were received proposing 6 nurseries and 3 processing facilities. One of the letters is proposing a site which would have both a nursery and processing facility.

7. What if the application is for an existing site? What kind of California Environmental Quality Act (CEQA) review would be required?

Response: CEQA compliance cannot be determined until an Initial Study for the proposed project site is prepared.

8. What is a pro forma?

Response: A pro forma is a financial statement for your proposed business. However, although a business plan is still required, the County has eliminated the requirement to provide a pro forma. See Appendix A for this revision to the RFP.

9. How do you do a Business Plan if you don't know how many customers you will have?

Response: Your Business Plan will have to be based on your estimates for number of customers.

10. Will a nursery and processing facility which receive a license as a result of the RFP process be required to obtain a Use Permit?

Response: Once the County adopts a cannabis land use ordinance, use permits will be required for a nursery or processing facility granted a license through the RFP process. The exception to this is if a Development Agreement has been executed for the nursery or processing facility. In this case, the license would be valid for the term of the Development Agreement, after which the nursery or processing facility could be subject to a use permit.

11. Can we switch a site location from what is proposed in the RFP to a different parcel?

Response: The Application to be submitted under the RFP is site specific. Given this, a site cannot be switched. You can however, submit information on up to two potential sites. However, should information be submitted for a second site, additional fees would be required.

12. What are the size limitations on the nurseries? Whether indoor commercial building or greenhouses is there going to be a limitation on size such as ½ acre, 1 acre, or a certain number of plants?

Response: The County's ordinance doesn't limit the size of nurseries, so applications should be consistent with state law and regulations.

13. Is the County recommending or encouraging indoor commercial space for the nurseries vs. greenhouses or are both acceptable and up to the discretion of each prospective nursery owner?

Response: Whether a nursery is indoors or in a greenhouse is at the discretion of each prospective nursery owner.

14. If we decide to use Valley Clean Energy Alliance (VCEA) instead of PG&E, do we get a green or environmental refund, cost-saving or fee reduction? Is this power company controlled by the County, the public, or private?

Response: Valley Clean Energy (VCE) which is short for VCEA, is a community choice energy provider. Specifically, it is a joint power authority comprised of Yolo County and the cities of Davis and Woodland, which will provide electricity to residences and businesses within those jurisdictions. VCE is governed by a six-member Board of Directors comprised of two representatives each from the Davis City Council, Woodland City Council, and the Yolo County Board of Supervisors.

Once VCE goes into operation, estimated to be in June 2018, residents or businesses within its service area will be automatically enrolled in its standard option, LightGreen, which will provide cleaner energy than PG&E. For customers who want a power supply utilizing more renewable energy, they can upgrade to a 100% renewable option, UltraGreen. Although residents and businesses will be automatically enrolled in VCE, they may “opt out” and return to using electricity procured by PG&E.

Under VCE, there is no green or environmental refund, cost savings, or fee reduction. VCE is a locally controlled energy supplier which intends to keep its rates competitive while providing clean, renewable electricity. The specific electricity rates are currently being set by the VCE Board of Directors through an open, public process.

15. Regarding the Environmental Considerations section, will Yolo specifically be awarding points to applicants committing to work with VCEA, or are points awarded based on environmental performance of the energy portfolio? In other words, if two applicants apply and offer energy portfolios with the same carbon impact, but one applicant uses VCEA as a vendor, but the other does not, will the former receive more points than the latter?

Response: In the example provided above, both proposals would be treated equally.

16. Regarding the Business Plan section, what will the County consider as demonstration of sufficient available capital? If the applicant intends to finance construction and/or startup of its project, will the County consider letters of intent or credit by qualified creditors as sufficient demonstrations of available capital?

Response: Letters of intent or credit by qualified creditors are acceptable as sufficient demonstration of available capital, provided that the qualified creditors are recognized financial institutions that are authorized to provide loans or lines of credit.

17. Regarding the Community Benefits section, should the Applicant propose that some or all of its community benefit obligations will be subject to a development agreement, will those commitments be awarded points during the RFP scoring process?

Response: The Community Benefits Plan as a whole will be awarded points, not specific provisions. And as stated in the RFP, Applicants will be scored on a relative basis against one another. It is up to the Applicant to determine what it would like to propose for a Development Agreement.

18. Regarding application length, if it will enhance the application, can an applicant include exhibits to their application? If so, will these exhibits count against the established page limits?

Response: The Applicant can include exhibits. However, they will be included in the page count maximums.

19. Again, regarding application length, no maximum length was provided for the Business Plan or the Applicant Experience sections. Is this intentional? If not, what are the page limits for these sections?

Response: Appendix A includes a revised application (Attachment 1 from the RFP). Page 2 of the application has been revised to include page numbers for the Business Plan and Applicant Experience. Specifically, the Business Plan must be no more than three pages and the Applicant Experience must be no more than two pages.

20. Regarding property owner information, if the subject property is being held under contract by an Applicant or a related party, but the title has not transferred, should the current owner or the prospective owner be considered as property owner for purposes of the application?

Response: Both the current property owner and the prospective property owner should be included.

21. Regarding employee information, in the case of actively operating applicant with many employees, would the county prefer all employees to be included in the required census, or would the county prefer that only those employees expected to be involved in the proposed project are identified? Similarly, in the circumstance outlines, will all employees be expected to complete the live scan process, or only those expected to become involved in the proposed project?

Response: Employee information and the live scan process would only apply to those employees involved in the proposed project.

Appendix A

Revisions to RFP and RFP Attachment 1 Application

	<ul style="list-style-type: none"> - Other relevant information regarding the operation of the proposed cannabis cultivation site; and - A schedule for beginning operation, including a narrative outlining any proposed construction improvements and a timeline for completion. 	
G	<p>Business Plan:</p> <p>The Business Plan must include:</p> <ul style="list-style-type: none"> - A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operation costs. The budget must demonstrate sufficient capital in place to pay start-up costs and at least three months of operating costs, as well as a description of the sources and uses of funds. - A pro forma for at least three years of operation. 	100 Points
H.	<p>Experience</p> <p>Provide a description of experience in operating the same or similar business.</p>	100 Points
I.	<p>Community Benefits Plan:</p> <p>Applications must include a description of a proposed Community Benefits Plan consistent with the County's Strategic Plan, such as: policing of illegal cannabis cultivation (Safe Communities), mitigating the negative externalities of cannabis consumption (Safe Communities/Thriving Residents), programs benefiting children (Thriving Residents), and improving rural infrastructure (Safe Communities). Monetary support of such programs and activities is not a required component of the application.</p> <p>For an Applicant seeking a longer term license, the Applicant can propose entering into a development agreement with the County and include principles of the agreement which include the elements of the Community Benefits Plan. By way of example only, the development agreement can propose the payment of fees to the County to support general governmental activities (e.g., law enforcement, community health and</p>	100 Points

Schedule of Events

Activity	Original Date	Revised Dates
County issues Request for Proposals (RFP)	November 27, 2017	November 27, 2017
Mandatory Letter of Interest	By 4:00 p.m., December 5, 2017	By 4:00 p.m., December 5, 2017
Mandatory Applicants Conference	1:00, December 11, 2017	1:00, December 11, 2017
Deadline for Applicants to submit comments to County regarding RFP	By 4:00 p.m., December 12, 2017	By 4:00 p.m., December 12, 2017
County provides written responses to comments	December 17, 2017*	December 18, 2017
Application Deadline	By 4:00 p.m., January 12, 2018	By 4:00 p.m., January 12, 2018
Phase 1 RFP Application Evaluation Period	January 16- February 16, 2018	January 16 – January 30, 2018
Fees due for Phase 2 Site Visit/Applicant Interview fee payment and Live Scan Applications	4:00 p.m., February 23, 2018	4:00 p.m., February 5, 2018
Phase 2 Site Visit/Application Evaluation Period	February 26 – March 9, 2018	February 6 – 20, 2018
Anticipated Board of Supervisors meeting for review of the top three highest ranked nursery applications and the top three highest ranked processing facility applications.to proceed to the CEQA process.	March 20, 2018	March 6, 2018

*This date was mistakenly listed as December 17. It should have been listed as December 18th.

Note: The dates in the Schedule of Events are subject to change by Yolo County.

Attachment 1
Application

To: RFP Coordinator

From: _____
(Official Name of Applicant)

This application is for a:

- Nursery
- Processing Facility

Assessor Parcel Number: _____

County use only below this line

Date Filed _____ Received By _____

Check or Money Order Number: _____

Required Application Documentation

The information provided below identifies what is to be included in an Application. All of the documentation listed below is required. Applicants must submit all documentation, in the order listed below, and clearly label each section with the appropriate title (i.e. Table of Contents). Application materials should not exceed the maximum number of pages where specified.

- _____ 1. Table of Contents: Application responses shall include a table of contents listing the individual sections of the Application and their corresponding page numbers. Tabs should separate each of the individual sections.

- _____ 2. Letter of Transmittal: Application responses shall include a description of Applicant's capabilities and approach and provide a brief synopsis of the highlights of the Application and overall benefits of the Application to the County. This synopsis should not exceed three pages in length and should be easily understood.

- _____ 3. Applicant, Property Owner, Employee Information

- _____ 4. Every Applicant must provide the information in items a through i ~~h~~ below. Details regarding what is required for items a through I ~~h~~ can be found in Table ~~2~~ ~~3~~ ~~and~~ ~~4~~ of the RFP.
 - a. Project Description, Site Plan, and Zoning Designation (No more than five pages)
 - b. Environmental Site Information (No more than three pages)
 - c. Neighborhood Compatibility Information (No more than five pages)
 - d. Environmental Considerations (No more than three pages)
 - e. Safety and Security Plan (No more than five pages)
 - f. Operating Plan (No more than four pages)
 - g. Business Plan (No more than three pages)
 - h. Experience (No more than two pages)
 - i. Community Benefits Plan or Development Agreement Principles (No more than five pages)

- _____ 5. Appendix A: Applicant and Property Owner Information and Acceptance Forms

- _____ 6. Appendix B: Indemnification Agreement and Consent to Inspection (Note: This document must be signed by both the Applicant and

property owner, if different.)

_____ 7. Appendix C: Yolo County Environmental Health Land Use Review Survey

Site, Property Owner, Employee Information

Site Information

Please specify if the Application is for a Nursery or Processing Facility: _____

Project Name: _____

Site address or location of property: _____

Assessor's Parcel Number: _____

Total property size in acres (Gross/Net): _____

Lot dimensions: _____

Property Owner Information

(Please use additional paper marked "Property Owner Information" if more than one property owner)

Property Owner Name: _____

Primary Contact Person (if a landowner is a business): _____

Email Address: _____ Phone Number: _____

Street Address: _____

Suite/Apt.: _____

City: _____

State: _____ Zip Code: _____

Social Security Number (To be provided if the property owner(s) is part of the nursery or processing facility business entity): _____

Applicant/Owner Information

(Please use additional paper marked "Applicant/Owner Information" if more than one Applicant/Owner - i.e. Corporate Officers)

Applicant/Owner Name: _____

Primary Contact Person (if a Applicant/Owner is a business): _____

Email Address: _____ Phone Number: _____

Street Address: _____

Suite/Apt.: _____

City: _____

State: _____ Zip Code: _____

Social Security Number: _____

➤ **Applicant's/Owner's other cannabis nursery sites or processing facilities (if applicable):**

- If the Applicant/Owner has not previously operated any other cannabis nursery or processing facility, please check this box.
- If the Applicant/Owner has previously operated any other cannabis nursery(s) or processing facility(s), please check this box, and please provide the following information on a separate sheet marked "Applicant/Owner information":
 - The address of any cannabis nursery(s) or processing facility(s) that are currently or have previously been operated by the Applicant/Owner;
 - A statement of whether the authorization for any such operation had been revoked or suspended; and
 - If so, the reason for the revocation or suspension.

➤ **Project Personnel**

Please provide the details of all persons who will be regularly engaged in the operation of the proposed nursery or processing facility, including all:

- Owners. This includes each person with an ownership interest of 10 percent or more in the proposed cannabis nursery or processing facility operation;
- Employees;
- Volunteers; and
- Contractors.

The following details should be provided for each person named:

- Name;

- Telephone number and email address;
- Capacity in which the person is or will be engaged (e.g. owner, employee, volunteer, contractor or other);
- Whether the person has or is proposed to have any management or supervisory responsibilities for the proposed cannabis nursery or processing facility.

Live Scan

All Applicant(s)/Owners, property owner(s), and all regularly engaged (non-seasonal) employees must have a background check conducted through Live Scan. A Live Scan application will be provided for those Applications continuing to Phase ~~2~~3. The application should be copied and completed for all Applicant(s)/Owners, property owner(s), and all employees. The background checks resulting from the Live Scan will be conducted by the Yolo County Sheriff's Office. Applicant(s)/Owners, property owner(s), and all regularly engaged employees are required to make an appointment with the Sheriff's Office to process the Live Scan applications (530-668-5280) In addition, due to limited staff resources, Applicant(s)/Owners, property owner(s), and all employees continuing to Phase ~~2~~3 are encouraged to schedule their appointments as early as possible in order to complete the Live Scan requirements before the conclusion of the RFP process, as specified in the Schedule.

Please be advised that there will be a Live Scan processing fee of \$61 per application, which must be borne by the Live Scan applicant at the time of the Live Scan. The Live Scan process involves submitting fingerprints to the Department of Justice/Federal Bureau of Investigation, which will review for criminal offender record information (CORI). CORI report will be provided to Yolo County for the sole purpose of determining eligibility for operating a cannabis nursery or processing facility. If any Applicant(s)/Owners, property owner(s), or employee for a nursery or processing facility fails to pass a background check, the Application for the nursery or processing facility will be immediately rejected and receive no further consideration.

Appendix A

Applicant and Property Owner Information and Acceptance Forms

APPLICANT INFORMATION AND ACCEPTANCE

Each applicant must sign and submit the applicant information and acceptance form

1. The undersigned Applicant declares that the application documents, including, without limitation, the RFP, Attachment 1, and the Addendum Responses to the RFP questions have been read.
2. The undersigned Applicant has reviewed the application documents and fully understands the requirements in this RFP.
3. The undersigned Applicant authorizes the County, its agents, and employees, to seek verification of the information contained in the Application.
4. The Applicant or owner has not been convicted of an offense that is substantially related to the qualifications, functions, or duties of medical marijuana cultivation, as specified in Chapter 20 to Title 5 of the Yolo County code;
5. The undersigned Applicant agrees to hold harmless and indemnify the County from all costs and expenses including attorney's fees that the County may incur in connection with processing the Applicant's Application.
6. The undersigned Applicant declares, under penalty of perjury, that:
 - a. I am the Applicant or have legal authority to sign on behalf of the Applicant;
 - b. The Applicant has the ability to comply with laws regulating businesses in the state of California and shall maintain compliance with all relevant laws during the term of the permit;
 - c. The Applicant and any person with an ownership interest of more than ten (10) percent in the proposed cultivation operation has not been convicted of a felony within the past three years; and
 - d. The Applicant is at least eighteen (18) years of age.
7. The undersigned Applicant certifies, under penalty of perjury, that:
 - a. All the information contained in this Application is true and correct.

[SIGNATURE AND ADDITIONAL INFORMATION AND ACCEPTANCE FOLLOW ON NEXT PAGE]

APPLICANT INFORMATION AND ACCEPTANCE (CONTINUED)

Official Name of Applicant: _____

Street Address line 1: _____

Street Address line 2: _____

City: _____ State: _____ Zip Code: _____

Webpage (if applicable):

Type of Entity / Organizational Structure (check one):

Corporation Joint Venture

Limited Liability Partnership Partnership

Limited Liability Corporation Non-Profit

Other _____

Jurisdiction of Organization Structure:

Date of Organization Structure:

Primary Contact Information:

Name / Title:

Telephone Number: _____ Fax Number _____

E-mail Address: _____

SIGNATURE:

Name and Title of Signer: _____

Dated this _____ day of _____ 2018

SIGNATURE: _____

Name and Title of Signer: _____

Dated this _____ day of _____ 2018

Appendix B

Indemnification Agreement and Consent to Inspection

INDEMNIFICATION AGREEMENT AND CONSENT TO INSPECTION

THIS INDEMNIFICATION AGREEMENT AND CONSENT TO INSPECTION (“Agreement”) is entered into as of _____, 20__ by and between the County of Yolo (“County”) and _____ (“Applicant”).

RECITALS

WHEREAS, the Applicant has a legal and/or equitable interest in the certain real property located at _____, Assessor Parcel Number(s): _____ (“Property”); and

WHEREAS, the Applicant owns the Property and/or has submitted an application for a license to the County for the commercial cultivation of medical marijuana on the Property pursuant to section 5-20.04 of Chapter 20 of Title 5 of the Yolo County Code and the California Medical Marijuana Regulation and Safety Act (the “License”).

TERMS

NOW, THEREFORE, the parties agree as follows:

1. Applicant shall defend, indemnify, save and hold harmless the County of Yolo and its agents, officers, elected officials and employees for any claims, damages, or injuries brought against the County, its agents, officers, elected officials and employees arising from the Applicant’s License and/or cultivation of cannabis. The indemnification shall apply to any damages, costs of suit, attorneys’ fees or other expenses awarded against the County, its agents, officers and employees in connection with any such action. In addition, the Applicant shall release the County of Yolo, and its agents, officers, elected officials, and employees from any injuries, damages, or liabilities of any kind that result from any arrest or prosecution for cultivation in violation of state or federal laws. The obligations of the Applicant under this indemnification shall apply regardless of whether a license or any permits or entitlements are issued.
2. The County will promptly notify Applicant of any such claim, action, or proceeding that is or may be subject to this Agreement and will cooperate fully in the defense. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
3. The County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the Applicant will reimburse the County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel’s time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action or proceedings.
4. For any breach of this obligation the County may rescind its approval of the License.
5. The County must approve any settlement affecting the rights and obligations of the County.

6. The parties agree that this Agreement shall constitute a separate agreement from any license approval, and that if the License, in part or in whole, is revoked, invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

7. This Agreement shall be construed and enforced in accordance with the laws of the State of California and in any legal action or other proceeding brought by either party to enforce or interpret this Agreement, the appropriate venue is the Yolo County Superior Court.

8. The defense and indemnification of County set forth in this Agreement shall remain in full force and effect throughout all stages of litigation including appeals of any lower court judgments rendered in the proceeding.

13. The Applicant consents to reasonable inspections of the Property for compliance with the Yolo County Code and all other applicable laws and regulations by authorized County personnel and/or law enforcement, without notice.

After review and consideration of all of the foregoing terms and conditions, Applicant, by its signature below, agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

Dated: _____

Applicant(s):

Printed Name

Signature

Printed Name

Signature

Property Owner(s): (if different)

Printed Name

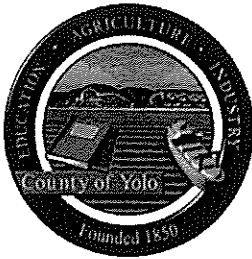
Signature

Printed Name

Signature

Appendix C

Yolo County Environmental Health Land Use Review Survey



COUNTY OF YOLO
 Department of Community Services
 Environmental Health Division
 292 W. Beamer Street, Woodland, CA 95695
 Phone: (530) 666-8646 Fax: (530) 669-1448

CANNABIS
ENVIRONMENTAL HEALTH LAND USE REVIEW SURVEY
Year of Survey: 20 _____

Assessor's Parcel Number:		
Site address:	City:	Zip Code:
Existing business? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Business (DBA):	
Owner of Business:		
Phone Number:	Email:	
Mailing address:	City:	Zip code:

Operational information

Year-round:

- What is the maximum amount of people living on this site year-round? _____ person(s)
- Will these occupants be working at this business? Yes No If yes, how many? _____
- What is the maximum amount of people coming off-site to work on this site year-round? _____ person(s)

Seasonal:

- What is the maximum amount of people on this site during seasonal grow period? _____ person(s)
- How many days in typical seasonal harvest activity? _____ days
- How many seasonal harvests will occur in a year? _____ harvests
- Days _____ x harvests _____ = _____ seasonal working days with seasonal workers

Water Well Use -- Note: All wells (domestic and ag) shall be accurately plotted on your attached site map

- Will this business use a well as a drinking water source or hand-washing source? Yes No
 - If yes, are there accurate permit records for a domestic well? Yes No If yes, attach copies.
 - Was the domestic well finalized with the County? Yes No Unknown
 - If yes, how many existing building connections* are there? _____ connection(s)
 (*a connection is water conveyed to a building through pipes.)
 - If no, how will the workers wash hands and obtain potable drinking water? _____
-
- Are there abandoned* wells on this parcel? Yes No
 (*abandoned means well has not operated for one year or longer.)

Septic System Use -- Note: All septic systems (tank and field) shall be accurately plotted on your attached site map

- Does this parcel have onsite wastewater treatment systems (e.g septic systems)? Yes No
 - If yes, are there accurate permit records for the septic system? Yes No If yes, attach copies.
 - If yes, is the existing system sized for this increased use? Yes No Unknown
 - If yes, how many building connections to the septic? _____ connection(s)
- Are there unused septic tanks on this parcel? Yes No

General

- Is there an existing or proposed, greenhouse on site? Yes No
 - IF YES: Is there, or will there be, water piped to the greenhouse? Yes No
 - Is there, or will there be, a hosebib at the greenhouse? Yes No
 - Is there or will there be a sink in the greenhouse? Yes No
- Site map showing all existing and proposed structures and improvements is attached to survey. Yes No
(Please include all septic systems and wells – there is a sample site map attached).

Hazardous Materials

- Will your building or facility handle or store any hazardous materials (a hazardous material is a chemical that is flammable, corrosive, reactive or toxic)? Yes No
- Will your building or facility generate hazardous waste (e.g used oil, antifreeze, or solvent waste)? Yes No
- Are there unused/abandoned hazardous materials storage containers on this site? Yes No
- Will your commercial facility handle any hazardous materials in quantities greater than 500 pounds, 55 gallons or 200 cubic feet of compressed gas (this includes carbon dioxide, nitrogen, oxygen, propane, methane, butane, hexane, kerosene, or any compressed gas, diesel, lubricating oil, hydraulic oil, sulfur compounds, fertilizers (**organic and other**), pesticides, ammonia, naphtha, alcohol, acetone, and cleaners and sanitizers including, but not limited to, household chemicals, bleach and alcohol)? Yes No
- Will your facility generate any universal waste (e.g. fluorescent light bulbs, metal halide lamps, high-pressure sodium lamps, etc.) or e-waste (any electronic device with a circuit board)? Yes No
- Will your commercial facility have an above ground storage tank (AST) for storing petroleum fuels including propane and diesel? Yes No
- Will your commercial facility operate forklifts? Yes No
 - If yes, will your facility store more than one extra cylinder of propane? Yes No
- Will your commercial facility store batteries (used or new) with 55 gallons or more of acid? Yes No

Please Note: If you answered "yes" to any of the above questions under hazardous materials unit, you may be required by State law to submit a Hazardous Materials Business Plan to YCEH. Failure to comply with this requirement could result in fines of up to \$2,000.00 per day. As of January 1, 2013, business plans must be filed by going to the California Environmental Reporting System (CERS) website (<http://cers.calepa.ca.gov>), creating an account, entering required hazardous materials information, and submitting the information for approval by YCEH. For assistance with CERS submittal, please call our office at (530) 666-8646 and ask to speak with a Hazmat Specialist.

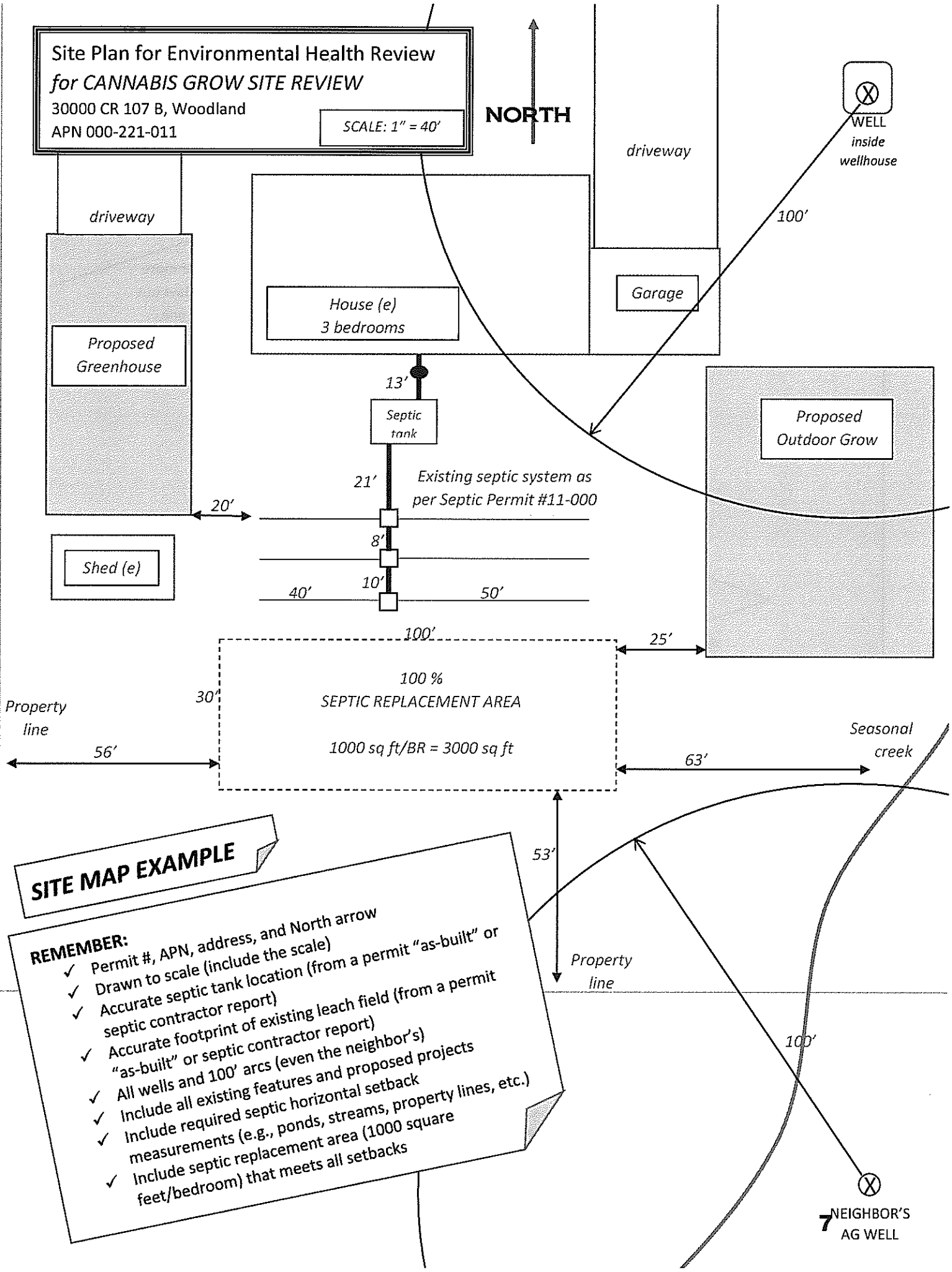
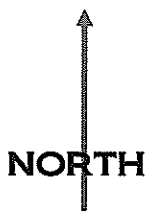
I hereby certify that the information in this document is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Print Name: _____ Title: _____

**Site Plan for Environmental Health Review
for CANNABIS GROW SITE REVIEW**
30000 CR 107 B, Woodland
APN 000-221-011

SCALE: 1" = 40'

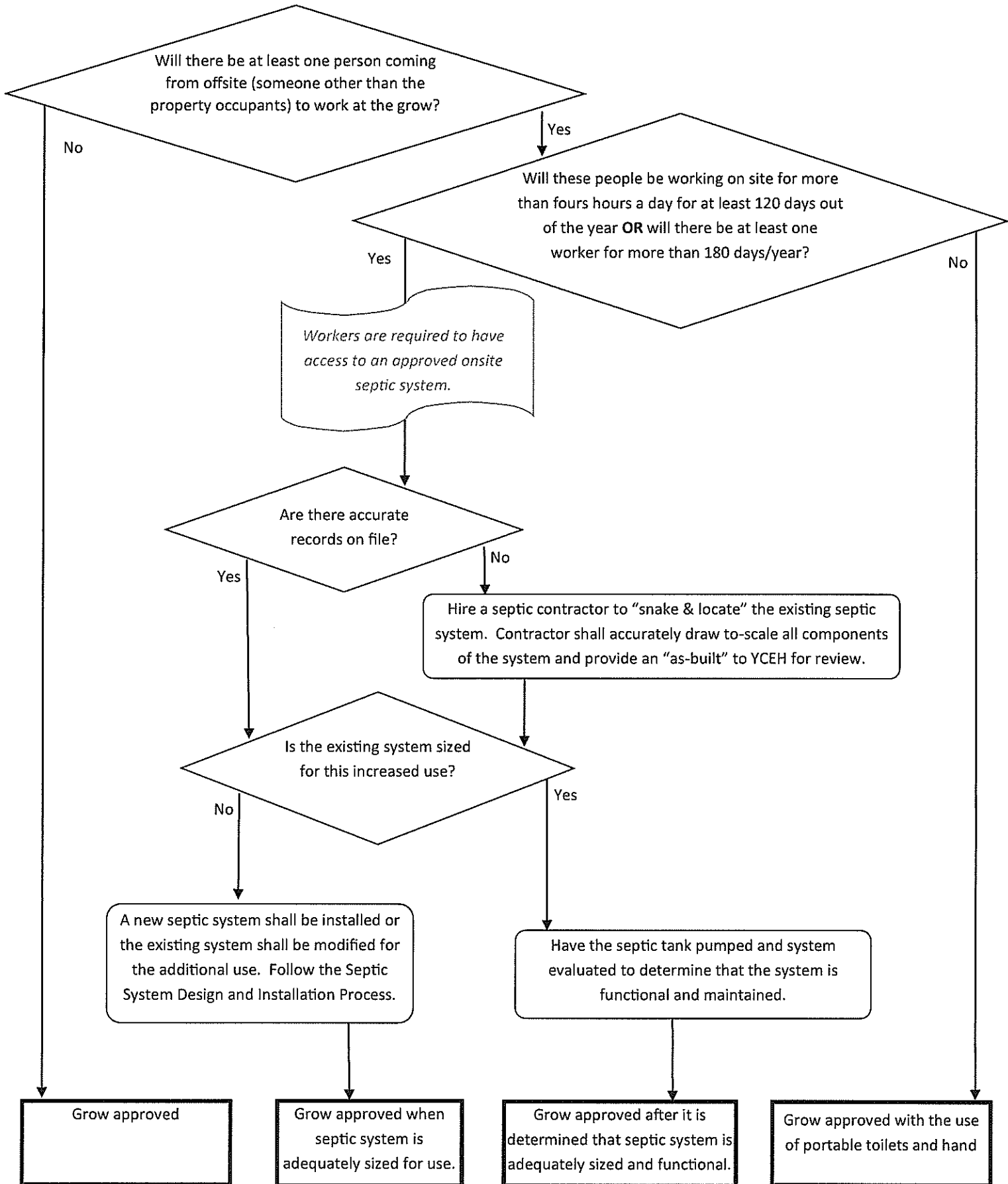


SITE MAP EXAMPLE

- REMEMBER:**
- ✓ Permit #, APN, address, and North arrow
 - ✓ Drawn to scale (include the scale)
 - ✓ Accurate septic tank location (from a permit "as-built" or septic contractor report)
 - ✓ Accurate footprint of existing leach field (from a permit "as-built" or septic contractor report)
 - ✓ All wells and 100' arcs (even the neighbor's)
 - ✓ Include all existing features and proposed projects
 - ✓ Include required septic horizontal setback measurements (e.g., ponds, streams, property lines, etc.)
 - ✓ Include septic replacement area (1000 square feet/bedroom) that meets all setbacks

7 NEIGHBOR'S AG WELL

YOLO COUNTY ENVIRONMENTAL HEALTH CANNABIS USE REVIEW— For CANNABIS GROW BUSINESSES supported by SEPTIC SYSTEMS:



YOLO COUNTY ENVIRONMENTAL HEALTH CANNABIS USE REVIEW— For CANNABIS GROW BUSINESSES supported by WATER WELLS:

