

## **Notice of Completion Project Description:**

LC2400 LLC proposes to develop a commercial cannabis cultivation operation at 2400 Clover Valley Road, Upper Lake, California further described as Assessor Parcel Number: 004-007-12. The applicant proposes the Collocation of Permits and Clustering which in reference to Article 27 of the Lake County Zoning Ordinance, multiple cultivation permits may be allowed on separate single parcels provided that each permit meets the minimum acreage requirement and all other development standards. The applicant proposed to cluster 2405 and 2215 Clover Valley Road, Upper Lake, California further described as Assessor Parcel Numbers: 004-007-13 and 004-007-23, which will only be used for the acreage and no cultivation will occur on these parcels. All cultivation activities will only occur on parcel 004-007-12.

LC2400 LLC is seeking approval of a Major Use Permit that is composed of five (5) A – Type 3 “outdoor” cultivation areas and one (1) Type 13 “Distributor Transport Only, Self-Distribution” License. The total canopy area proposed is 217, 800 square feet (sq.ft.) within 252,960 sq.ft. of cultivation area. The proposed project will consist of the construction of one (1) 2,480 sq.ft. Agricultural Steel Building used for harvesting and processing, and one (1) 288 sq.ft. Enclosed waste and composting shed. Existing ancillary facilities include: one (1) 300 sq.ft. break area, one (1) 36 sq.ft. pump house, one (1) 96 sq.ft. Hazardous Material Storage Shed, one (1) 1,800 sq.ft. Drying and Curing Building, and one (1) 1,440 sq.ft. Greenhouse for Immature Plants.

The project is located in Upper Lake, CA approximately two (2) miles east from the town of Upper Lake. The proposed cannabis cultivation area and associated facilities are accessed via an existing private gravel driveway off of Clover Valley Road (County Maintained). The proposed outdoor cultivation method is above ground in planters with drip irrigation systems pressurized by electric pumps from the well source. The cultivation operation will utilize water from an existing, agricultural groundwater well. According to the application package, the existing well produces approximately 120 gallons per minute which would translate to approximately 75,796,637 gallons per year. The total proposed water usage on an annual basis is approximately 3,677,400 gallons which includes water usage for the cultivation operation and domestic use.

All fertilizer and pest management products will be stored in the hazardous material storage shed. According to the application, personal protective equipment will be used when handling fertilizers and other chemicals, such as safety glasses, gloves, dust masks, etc. The chemicals used for the operation will be contained and sealed to prevent spillage. Additionally, the applicant proposes all cannabis vegetative waste to be placed in the cannabis waste storage shed for composting or transportation to an offsite disposal area by a licensed waste handler.

The facility will be open Monday through Saturday, 9:00 AM to 5:00 PM. Deliveries and pick-ups will also occur during this time-frame. According to the application, visitation will only be allowed when specific permission is granted.

Excess plant matter (plant stems) will be composted on site in a designated area. According to the applicant, it is estimated approximately 380 pounds of vegetative waste will be produced annually. The grading medium (soil) will be reused from the composted areas.

The proposed cultivation operation will draw water from an existing well which was permitted on May 22, 2012. The well has three (3) existing 2,500 gallon water storage tanks, and four (4) additional 2,500 gallon storage tanks are proposed.

According to the proposed project, the facility will be open Monday through Saturday, 5:00 AM to 8:00 PM, with delivery and pick-ups restricted between 9:00 AM to 6:00 PM. All visitors to the site will be met by an employee of the site and request identification, purpose, time, and date to be logged.