

Project Description - Ghost Dance LLC

The applicant is seeking approval of a Major Use Permit to obtain one (1) A-Type 3 “Outdoor” license and two (2) A – Type 1C “Specialty Cottage” licenses. The applicant proposes a total of 48,464 square feet (sq.ft.) of outdoor commercial cannabis canopy area located within 49,329 sq.ft. of cultivation area. The proposed commercial cannabis cultivation is located at 20144 Jerusalem Grade Road, Middletown CA, further described as Assessor Parcel Number, 136-031-63. The applicant proposes the cultivation method is via an above ground in planter pots or bags with a drip irrigation system. Proposed ancillary facilities include the following:

- One (1) Trash Area (225 sq.ft.)
- One (1) Portable Restroom (100 sq.ft.)
- One (1) Compost Area (400 sq.ft.)
- One (1) Security Shed (120 sq.ft.)
- One (1) Chemical and Pesticide Storage Shed (120 sq.ft.)
- One (1) mixing tank (250-gallon)
- Three (3) water tanks (Up to 5,000-gallons each)
- A Parking Lot for employees (1,600 sq.ft.)

The total acreage of the parcel is approximately, 30.75± acres and is zoned “RL” for Rural Lands. The parcel is located approximately 2.3 miles northeast of the intersection of Highway 29 and Spruce Grove Road. Additionally, the cultivation site is approximately 1.3 miles from the nearest community growth boundary.

According to the Property Management Plan, the cultivation area has been established within a site previously used for horse pasture and other equestrian purposes. Tree vegetation removal within the property has been recently conducted by PG&E for transmission line maintenance and fire mitigation.

According to the Property Management Plan, the above-ground pots will be filled with topsoil. Approximately 600 cubic yards of topsoil are estimated to be used for one acre of canopy. The applicant proposes a scheduled use of dry and liquid fertilizers typically used to optimize plant macronutrients and micronutrients. Additionally, for this cultivation operation, pests will be controlled by employing only approved, organic-certified pesticides. Weeds will be controlled using a line trimmer or mulch; herbicides will not be used. Live traps will be used for rodents.

Chemicals and fertilizers are stored in the chemical storage building near the mixing tanks at the top of the cultivation site.

The cultivation operations will be closed to the public and visitation will only be allowed when specific permission is granted. All staff, all supplies, all product transporters, and all visitor must sign the log in / log out sheet. According to the applicant, personnel will be granted access within the premises to only those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties. Additionally video surveillance will be equipped on site that will record 24/7 at a minimum of 30 frames per second. The cultivation site will be enclosed with a 6-8 foot high fence. The posts will be set in ground and be made of steel tubing or wood posts. The fenced cultivation compound will have a locking gate with a metal padlock.