

Notice of Completion Project Description:

Jerusalem Grade Farm (JGF) proposes to develop a commercial cannabis cultivation operation at 22644 Jerusalem Grade Road, Middletown, California further described as Assessor Parcel Number: 136-051-04. JGF is seeking approval of a Major Use Permit that is composed of one (1) A – Type 3 “Outdoor” License and one (1) Type 13 “Self-Transport Distribution” License. The total canopy area proposed is 43,560 square feet of canopy area, located within 45,560 square feet of cultivation area. The applicant proposes the cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed ancillary facilities include:

- One (1) 200 square foot storage shed.
- Two (2) 2,500-gallon water tanks.
- Four (4) 1,000-gallon water tanks (one being steel/fiberglass for State Responsibility Area fire suppression)
- One (1) 25’X50’ Processing Facility.

According to the applicant, agricultural chemicals associated with the cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the proposed storage area. The proposed processing building will contain cannabis processing activities such as drying, trimming, curing, and packaging. The project property currently contains an existing residence which is west of the proposed cultivation site.

The proposed parcel is approximately +21.38 acres in size and is zoned Rural Lands. The parcel is located approximately 6 miles to the East of the intersection of Highway 29 and Spruce Grove Road in Hidden Valley. The parcel is located within the 8-digit HU (Sub basin): Upper Putah Creek, Soda Creek Watershed (HUC10). Soda Creek (Class I watercourse) is located on the western border of the project parcel. The cannabis cultivation will be setback a minimum of 100 feet from the top of bank of water bodies. According to the applicant there will be no surface water diversions as part of the project.

According to the application package, the proposed project will be fully organic with the supplements of both dry and liquid fertilizers. The proposed dry fertilizers include dry worm castings as well as chicken and Bat Guano. As for the liquid fertilizers, most of it will be coming from MaxSea and organic compost. The pesticides that will be used for the proposed project include citric acid oil and Sulphur, both at limited quantities during the growing months and only used when necessary. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed and will be stored separately in the secure storage shed in their original containers and used directed by the manufacturer. According to the applicant, all pesticides/fertilizers will be mixed on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in separate seal tight bins with a fitted lid and disposed of at the local solid waste facility within the county. Water soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using minimal quantities of product. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the storage area. According to the applicant, the processing facility will be installed and used for chemical storage when Jerusalem Grade Road meets Public Resources Code 4290/4291 road standards. 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 applicant, the proposed cultivation operation will utilize drip irrigation systems to conserve water resources. The well located in the center of the parcel will be pumped above ground to the water storage tanks located adjacent to the cultivation area. From the well to the storage tanks JGF will utilize above ground water lines, which are a combination of PVC piping and black poly tubing. According to the application package, approximately 747,740 gallons will be used on an annual basis. According to the applicant, straw wattles are proposed around the western half of the cultivation area in order to reduce sediment erosion.