Project Description

The applicant is seeking approval of one (1) A – Type 3 "Outdoor license. The applicant proposes a total of 43,560 square feet (sq.ft.) of outdoor commercial cannabis canopy area located within a total of 84,500 sq.ft. of cultivation area. The proposed commercial cannabis cultivation operation is located at 19303 Butts Canyon Road, Middletown, California, further described as Assessor Parcel Number APN: 014-004-10. The applicant proposes the cultivation method to be in ground with a drip irrigation system. The cannabis plants will be planted in the cultivation area and the juvenile cannabis plants will mature and flower over a 7-8 week period to which then they will be harvested. The harvested plants will then spend 10-14 days in the drying room which they will then be trimmed, prepared and packaged to be transported off site to a licensed processor and manufacturer facility. Proposed ancillary facilities include three (3) 30'X120'greenhouses for immature plants, two (2) 40'X8' shipping containers, four (4) water tanks (Three 3,000-gallon and one 8,000-gallon), one (1) 95'X50' Multiuse Building which includes product storage area, fertilizer and pesticide storage, drying, curing, and packaging area. Additionally, the applicant proposes to install a 65'X18' parking area for employees and a composting area.

The total acreage of the parcel is ±25 acres and is zoned "RL-SC" for Rural Residential – Scenic Combining District. The parcel is located approximately 3.66 miles southeast of the intersection of Highway 29 and Butts Canyon Road in Middletown CA. The project parcel is accessed via a private driveway off of Butts Canyon Road. The applicant has proposed to widen the private driveway to 20 feet by adding gravel to the already flat surface.

According to the Property Management Plan, an existing groundwater well will be utilized for the commercial cannabis cultivation operation. The applicant proposes that no surface water will be used or diverted in conjunction with the cannabis cultivation activities. The existing well has an estimated yield of 20 Gallons per Minute. The water supply will fill storage tanks and a well monitor and water meter will meter the water use. Water infiltration and water heating systems may also be installed as part of the project. The tank will supply gravitational head to the irrigation system. PVC pipes will then deliver the water to the planting stations. Mixing tanks will be used to add liquid soil amendments or fertilizers and spliced into the supply lines as well. Additionally, at each planting station, black polyvinyl flexible tubes and drip emitters will be used to irrigate the plants. According to the Property Management Plan the applicant estimates that the cultivation operation will utilize approximately 700-1,000 gallons per day during the regular outdoor growing season which is from April to October only. It is approximately 213 days from the month of April to October only. Considering the project requires 1,000 gallons per day, the amount of water used on an annual basis would be approximately 213,000 gallons per year for the cultivation operation. As mentioned before, the existing well yields approximately 20 gallons per minute

which translate to approximately 12,632,772 gallons per year that the well produces. The applicant would be utilizing approximately 1.6% of full water capacity.

According to the applicant, the cultivation site staff screening process will consist of requiring each employee to submit to a criminal report and background check conducted by the Lake County Sheriff. The cultivation site facility will operate during normal business hours (7 am to 7 pm) Monday through Saturday. Security staff and equipment will operate 24 hours per day, 7 days a week. Additionally, the cultivation can potentially employ up to 10 people depending on the growing season.