

# PROJECT DESCRIPTION

## Mighty Tasty Farms

### Use Permit: UP 19-32, Initial Study: IS 19-50

Mighty Tasty Farms is a proposed commercial cannabis project with a total of 41,796 square feet of cannabis canopy area, with a total of 44,121 square feet of cultivation area located at 19697 and 19713 East Road, Lower Lake on Lake County APN's 012-049-17 and 18. License types includes one (1) A-Type 3 "outdoor" License, one (1) A-Type 3B "Mixed-Light" License, and one (1) Type 13 Self-Transport Distribution License.

The proposed outdoor cultivation area will be 32,076 square feet including three (3) 30' x 108' greenhouses, in total of 9,720 square feet, one (1) 525 square foot storage, and one (1) 1,225 square foot concrete pad to hold nine (9) 1,500-gallon water storage tanks and three (3) 3,500-gallon water storage tanks on it. An existing 30' x 60' building is proposed as a processing facility and will be utilized for drying, trimming, curing, and packaging, and be used as a base of daily operations. The building will be designated for fertilizers, pesticides, and gardening tools, and include an office with a private security room and restrooms.

The project site also has an existing dwelling unit where the property owner lives. There is also an existing 3,000 square foot accessory structure which will not be used as part of the proposed project. The access driveway to the cultivation site and the processing facility will be graveled to handle 75,000 lbs. The driveway will also have turnouts every 400 feet with a hammerhead turnaround at the terminus.

The growing medium of the proposed outdoor cultivation area will be composed of an amended native soil mixture in 200 gallon above ground grow bags, in full sunlight, with drip irrigation systems supplying water and nutrients for the 1 32,076 square feet outdoor grow. The entire outdoor cultivation area will be enclosed at 43,560 square feet with a 6-foot tall black chain link fence with privacy mesh where necessary to screen the cultivation areas from public view. The Mixed-light cultivation will take place to the west of the outdoor cultivation, inside of the three (3) greenhouses made of galvanized steel frames with 6 mil polyethylene film coverings and with artificial lighting less than 25 watts per square foot. Each greenhouse is 3,240 square feet and the indoor cultivation area with the mixed light will be 9,720 square feet in total. The growing medium for the proposed outdoor cultivation will utilize 45 gallon soil bags above ground with drip irrigation system delivering water and nutrients.

Mostly dry fertilizers will be utilized with some additional liquid fertilizers for the cultivation. The dry fertilizers being used include: Max Sea, Beastie Bloom, 3 and Cha Ching. The liquid fertilizers being used will be Rapid start and Cal Mag Plus. Mighty Tasty Farms operations will be using fertilizers and pesticides that are only in compliance with the California Department of Food and

Agriculture and CEPA for use on cannabis plants. These substances will be stored in the secure Storage building within their manufacturer's original containers and placed within secondary containment structures.

Drip irrigation systems will be used and to conserve water resources. There is an existing well to the south cultivation area and MTF proposes another well which will be located to the east of the cultivation site. The well will pump underground to transport the water to (9) 1,500-gallon water storage tanks and (3) 3,500-gallon water storage tanks. The property is relatively flat; however, supplementary straw wattles will be placed along the southern border of the cultivation site. Existing natural vegetation will serve as a buffer between the proposed cultivation site and the vernal pool.

All-natural sunlight is the light source to cultivate 32,076 square feet of outdoor cultivation and 9,720 square feet of indoor cultivation with mixed light from both sunlight and up to 25 watts per square foot of artificial lighting. All electricity for the project will be supplied from PG&E and mainly for the processing facility as well as the security system. The project is proposing a backup generator to be used in emergency situations when electricity cannot be supplied by PG&E. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area.

The proposed business hours of operation will be between 8:00 am and 6:00 pm with deliveries and pickups restricted to 9:00 am to 7:00 pm Monday through Saturday and Sunday from 12:00 pm to 5:00 pm. The Project Property is accessed directly off East Road which can be accessed from Spruce Grove Road in Lower Lake.