

Project Description

Mountain Green Farms is seeking approval of a Major Use Permit (UP 20-74), to allow for approximately 64,560 square feet (sq. ft.) of canopy area and a total of 67,080 sq. ft. of cultivation area (Figure 2), as follows:

- *A-Type 3B: "mixed light" license:* Greenhouse cultivation for adult-use cannabis with the use of artificial lighting in the canopy area from 10,001 sq. ft. to 22,000 sq. ft. The applicant proposes 21,000 sq. ft. of mixed-light canopy area in seven (7) 30' x 100' greenhouses.
- *A-Type 3: "outdoor" license:* Outdoor cultivation for adult-use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 sq. ft. to 43,560 sq. ft. (one acre) of canopy area. The applicant proposes the 43,560 sq. ft. of full-sun outdoor canopy area.
- *A-Type 13 Self Distribution license*

The project also proposes:

- A proposed 40' x 60' building for processing (drying, trimming, and packaging) with ADA-compliant restroom
- A proposed 120-sq. ft. shed for fertilizer and pesticide storage
- (4) proposed 2,500-gallon water tanks, one being steel or fiberglass for fire suppression
- (2) existing 10,000-gallon water storage tanks
- A existing on-site well for water use
- 20'-wide access driveway from the realigned Highway 29
- (6) employee parking spaces, including one (1) ADA-compliant parking space
- A proposed loading zone
- Perimeter fence and security cameras

The proposed cultivation activities would occur in a pre-disturbed area on APN 009-022-33. The 21,000 sq. ft. of mixed-light cultivation would occur in seven (7) 30' x 100' greenhouses constructed from galvanized steel frames with 6-millimeter polyethylene fil coverings for black-out purposes. Artificial lighting for the mixed-light cultivation would occur at a rate of up to 25 watts per sq. ft. and would occur year-round. The acre of outdoor cultivation would occur in full sunlight raised bed with an amended native soil mixture and would not include the use of any artificial lighting.

Immature plants would be either sourced from an off-site, permitted nursery or cultivated onsite in the mixed-light greenhouses. Processing activities, such as drying, trimming, curing, and packaging, would occur in the proposed 40' x 60' processing building. Self-transport distribution activities would also operate out of the 40'x60' processing building and would include approximately one delivery/pickup per day.

Fertilizers would be fully organic, including dry fertilizers such as worm castings, chicken manure, and bat guano and liquid fertilizers such as organic compost and MaxSea brand fertilizers. Pesticides would include neem oil, citric acid oil, and sulfur (or similar allowable pesticide under Divisions 6 and 7 of the California Department of Food and Agriculture state code), to be used in limited quantities when necessary. Fertilizers and nutrients would be brought to the site as-needed and stored within secondary containment in the proposed 120-sq. ft. storage shed near the canopy area.

No hazardous waste would be produced from this project. Organic waste, including stems, root balls, and leaves from the cannabis plants, would be placed in a designated composting area within the cultivation area (outside of stream buffers), to be composted and reused in the cultivation process. All non-organic solid waste would be stored in bins with securely fitted lids in the cultivation area until proper disposal at a Lake County Integrated Waste Management facility, likely Eastlake Landfill.

Security for the site would include an access gate, which would remain locked outside of business hours. The gate would be secured with a heavy-duty chain, commercial grade padlock, and a Knox Box to allow 24/7 access to emergency services vehicles in the event of an emergency. Additionally, a 6 ft.-tall chain-link perimeter fence and privacy mesh screen would be constructed around the entire cultivation area and would be mounted with three (3) security cameras, per the Security Plan (Sheet 3 of Site Plans). An additional camera and security infrastructure would be located inside the proposed 40' x 60' processing facility for compliance with the Bureau of Cannabis Control regulations for distribution activities.