

## **Notice of Completion Project Description:**

Magic Meadows Farm's, proposes to develop a commercial cannabis cultivation operation at 21650 St. Helena Creek, Middletown, California on Lake County APN 014-460-05 (Project Property), composed of an A – Type 3 “outdoor” cultivation area and an A – Type 2B Tier 1 “Small Mixed-Light” cultivation area. Magic Meadow Farm's seeks to obtain a Major Use Permit for Commercial Cannabis Cultivation for a total combined cultivation area of 79,400 square feet with a total combined cannabis canopy of 51,240 square feet. The total proposed mixed-light cultivation area is 18,100 square feet. Within the mixed-light cultivation there will be four (4) greenhouses, each one being 30X80 (2,400 square feet) and 16 feet in height constructed of galvanized steel tubes. The canopy area within each greenhouse will be 1,920 square feet for a total mixed-light canopy area of 7,680 square feet. The total proposed outdoor cultivation area is 61,300 square feet with a total canopy area of 43,560 square feet.

The project is located in Middletown, CA, about a half mile from the intersection of Highway 175 and 29 (The project site was impacted by the 2015 Valley Fire). The property is within the Saint Helena Creek Watershed (HUC10). The proposed cultivation will take place in a previously permitted timberland to agriculture conversion through the state. The existing structures on the property include a 1,600 Square foot accessory Agricultural Exempt barn used for animal holding, a 192 square foot office, and a building pad for a proposed dwelling unit in the near future.

The proposed cannabis cultivation area and associated facilities are accessed via an existing private dirt access road off of St. Helena Creek Drive. The proposed outdoor cultivation method is in-ground with drip irrigation systems in full sun. The proposed mixed-light cultivation method is via an above grade organic soil mixture in natural beds, above-ground, with drip irrigation systems, within greenhouse structures composed of galvanized steel frames. The proposed cultivation areas will be surrounded by an 6-foot tall wire fence, with cemented metal posts on 8-foot intervals, with privacy mesh to screen the cultivation areas from any view. Existing ancillary facilities include a 1,600 square foot accessory agricultural exempt building used for animal holding and a 192 square foot office. The proposed ancillary facilities include four 2,400 square foot greenhouses, a 320 square foot shipping container for construction tools and hazardous materials, two (2) 70 square foot storage sheds for fertilizers and pesticides, a 112 square foot waste storage shed, a 200 square foot power utility shed, an employee portable restroom, and a 2,850 gallon water storage tank. There is also a concrete building pad, which is proposed for a future dwelling, but is not directly associated with the proposed cultivation operation. This project does not propose any grading at this time..

All pesticides, fertilizers, and hazardous materials including gasoline, diesel, and oil will be stored in the proposed shipping containers as well as the two 70 square foot storage sheds. Pesticides and fertilizers will be held within their manufacturer's original containers, which are within secondary containment structures. The flammable/petroleum products will be in containers within secondary containment that is separated from the pesticides and fertilizers. Isopropyl alcohol, used to sanitize equipment, will be stored on site in a secure cabinet within the processing facility. The storage sheds will be located within the fenced cultivation area located in front of the greenhouses.

Excess plant matter (plant stems) will be composted on site in a designated area. According to the applicant, it is estimated approximately 380 pounds of vegetative waste will be produced annually. The grading medium (soil) will be reused from the composted areas.

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 proposed project, the facility will be open Monday through Saturday, 5:00 AM to 8:00 PM, with delivery and pick-ups restricted between 9:00 AM to 6:00 PM. All visitors to the site will be met by an employee of the site and request identification, purpose, time, and date to be logged.