

Notice of Completion Project Description

The ±181.270 acre parcel is located approximately two miles southeast of Hidden Valley Reservoir and surrounding development. The applicant is requesting approval of Major Use Permit (UP 19-07) to develop a commercial cannabis cultivation operation located at 23492 Jerusalem Grade Road, Middletown, California, APN 013-013-11 (Project Property), composed of several license types. The initial cultivation area consists of:

- **(8) A – Type 3 “Outdoor”** commercial cannabis cultivation areas that allow up to 43,560 square feet of canopy.
- According to the applicant’s application packet, the initial canopy area is 40,000 s.f. in size.
- The ‘future’ canopy areas show an additional 304,920 s.f. (7 acres) of canopy area.
- The applicant intends on phasing the ‘future’ cultivation areas within the next year or two from approval. Phasing, while uncommon, is not prohibited during the major use permit process.
- According to the application packet the applicant is proposing to install a 10,000 s.f. Agricultural Exempt Drying Storage Facility, a 5,000 gallon water tank, and 11 employee parking spaces. (Surfacing unknown at this time)

Water Source

- An existing well that serves an existing Single-Family Residence is the proposed water source for the commercial cannabis cultivation.
- Water will be pumped from the well and stored into the proposed 5,000 storage tank(s).
- The water will be gravity fed via an underground PVC piping to each garden.
- Black poly tubing and emitters (drip irrigation) will be used to distribute the water to each planting station.

Site Preparation/Cultivation

Site construction is expected to take about three (3) to four (4) months to complete the following:

- Obtain necessary permits of all required agencies.
- Construction of 10,000 square foot drying and storage facility.
- Cistern pad for 5,000 gallon storage tank(s).
- Minor grading to level dirt in enclosed area.

The proposed cannabis cultivation area and associated facilities are accessed via existing Jerusalem Grade Road, an unpaved County road at this location. The proposed outdoor cultivation method is via an above ground organic soil mixture in fabric pots (“smart pots”) with drip irrigation systems in full sun. The proposed cultivation area will be surrounded by a 6-foot tall wire fence with privacy mesh where necessary to screen the cultivation areas from public view. Irrigation will occur via on-site agricultural well; the well water will be stored in on-site cisterns.