

*Site Plans and Biological Assessment redacted for Planning Commission hearing to reduce file size.
Refer to 5/9/24 Staff Report attachments*

PROPERTY MANAGEMENT PLAN



APPLICANT

Rancho Lake, LLC

PROJECT LOCATION

**19955 Grange Road
Middletown, CA 95461**

PROJECT PARCEL

Lake County APN 014-290-08

PROJECT PROPERTY

**Lake County APNs 014-290-08;
014-300-02, 03 & 04**

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PROJECT DESCRIPTION

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" license types, with up to 854,940 ft² (~19.6 acres) of outdoor canopy area. Proposed ancillary facilities include five 6,000 ft² Harvest Storage & Staging Areas, two 120 ft² Pesticides & Agricultural Chemicals Storage Areas, and a 120 ft² Security Center/Shed.

The Project Property is composed of four parcels totaling approximately 1,627 acres (Lake County APNs 014-290-08 and 014-300-02, 03, & 04), all of which are owned by Comstock Ranch, LLC. James Comstock (Managing Member of Comstock Ranch, LLC) has given Rancho Lake permission to establish the proposed cultivation operation and conduct the proposed cannabis cultivation activities, once the appropriate permits and licenses have been obtained. The Project Property was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order as a Tier 2 Low Risk Discharger on October 30th, 2020.

The Project Property is located in the eastern half of the Coyote Valley, within the Crazy Creek - Putah Creek Watershed (HUC 12), and approximately 4.5 miles east northeast of Middletown, CA. The Project Property is accessed via Grange Road (paved), and the Project Parcel is accessed via Comstock Ranch Road (gravel). Locking metal gates across Grange and Comstock Ranch Roads control access to the Project Property and the area of the proposed cultivation operation. Current and past land uses of the Project Property are/were rural residential with intensive and extensive agriculture. The Project Property has been improved with two groundwater wells, a residence/house, and five accessory agricultural structures/buildings (used to store hay, tools, and equipment, and to house livestock). The proposed cultivation operation would be established in an area of the Project Property that has been used to farm oats and hay, as well as for cattle grazing, since at least the early 1900s.

Putah Creek, a perennial Class I watercourse, flows from west to east through the northernmost portion of the Project Property. Crazy Creek, an intermittent Class II watercourse, flows from west to east through the northwest portion of the Project Property and into Putah Creek. Multiple unnamed intermittent Class III watercourses flow generally from south to north, through the Project Property, and into Putah Creek. A large complex wetland occupies the floor of a small valley in the southern half of the Project Property (over 1000 feet from the proposed cultivation operation). The area of the proposed cultivation operation is accessed via an Ephemeral Class II Watercourse Crossing composed of a 5'

diameter CMP culvert with native fill and an 8' wide cattle guard on concrete abutments. No cannabis cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody (including wetlands), and no ground disturbance is proposed within 50 feet of any channel.

6-foot tall wire fences will be erected around the proposed outdoor cultivation area, with privacy mesh where necessary to screen the cultivation/canopy area(s) from public view. The growing medium of the proposed outdoor canopy areas will be an amended native soil mixture at or below grade, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.77697° and Longitude -122.52711°. Water from the groundwater well will be stored within twenty (20) proposed 5,000-gallon water storage tanks located directly adjacent to the proposed cultivation/canopy areas.

Only outdoor cannabis cultivation, harvesting, and preservation activities will be conducted onsite. Cannabis cultivated on and harvested from the Project Parcel, will be dried within temporary drying facilities (proposed Harvest Storage & Staging Areas), then transported to State of California-licensed processing and manufacturing facilities for processing and/or extraction. Prior to being transported offsite, each cannabis plant will be weighed, and its weight will be recorded in the California Cannabis Track-and-Trace system. Rancho Lake will adhere to the reporting requirements of the California Cannabis Track-and-Trace system at all times, to record and report all cannabis transfers and movements.

SITE PLANS AND MAPS

Sheet 1 – Location Map

Sheet 2 – Surrounding Area Aerial

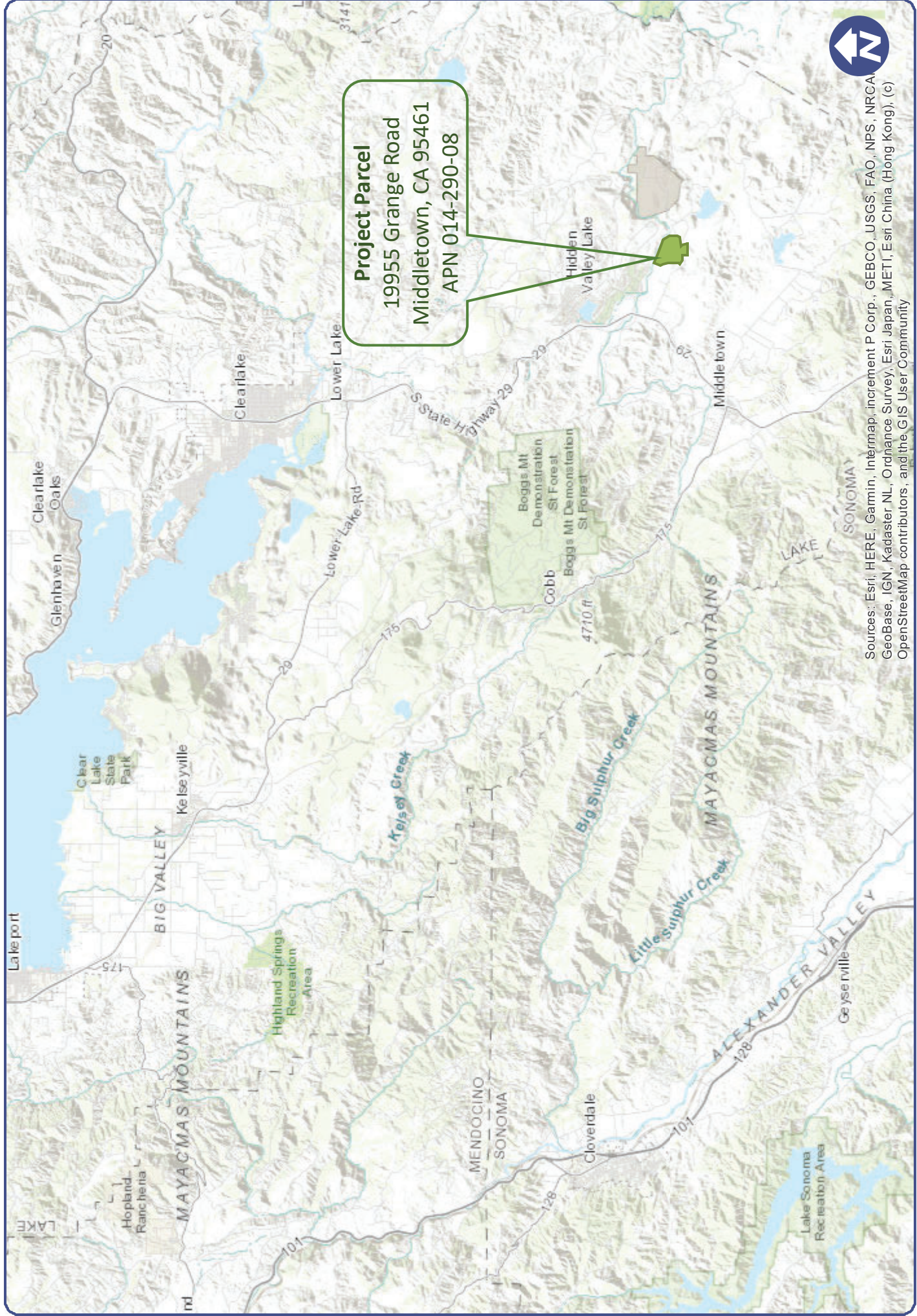
Sheet 3 – Existing Conditions Site Plan

Sheet 4 – Proposed Conditions Site (with Canopy Detail)

Sheet 5 – Security Site Plan

Sheet 6 – Security Center Layout

Sheet 7 – Erosion and Sediment Control Plan



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

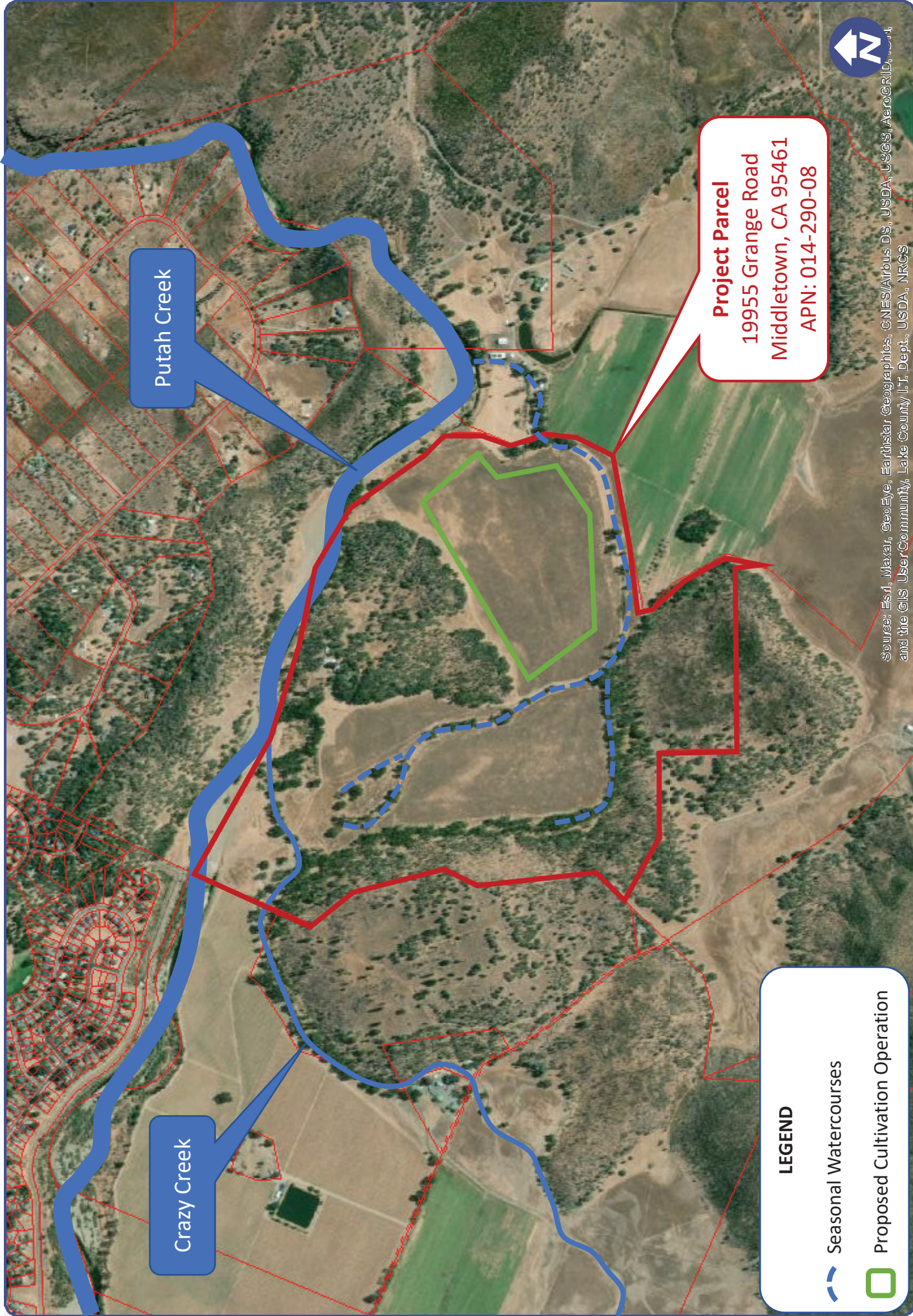
Lake County, CA

Location Map

Web AppBuilder for ArcGIS

All parcel boundaries are approximate. Discrepancies in acreage, shape, and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 3/17/2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity, Lake County I.T. Dept., USDA, NRCS

Lake County, CA

Surrounding Area Aerial

Web AppBuilder for ArcGIS

All parcel boundaries are approximate. Discrepancies in acreage, shape, and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 3/17/2021

SECTION – C

AIR QUALITY MANAGEMENT PLAN

Air Quality Management Plan

Purpose and Overview

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" cultivation areas (with up to 854,940 ft² of total combined canopy area), five 6,000 ft² Harvest Storage & Staging Areas (engineered fabric structures), two 10' X 12' (120 ft²) Pesticide & Agricultural Chemicals Storage Areas (proposed wooden sheds), and a 10' X 12' (120 ft²) Security Center (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing groundwater well located at Latitude 38.77697° and Longitude - 122.52711°.

This Air Quality Management Plan (AQMP) is designed to promote the health, safety, welfare and environmental quality of the community, operational staff, and the Project Property. In-line with the directives of the Lake County Air Quality Management District, this AQMP includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to the County of Lake and the proper local agencies. This AQMP identifies equipment and activities that may cause odor, contaminants, or other air quality hazards, and measures that operational staff will be required to follow to mitigate/minimize the amount of air pollution and particulates generated from the proposed cultivation operation. This AQMP also includes an Odor Response Program that establishes responsible parties and procedures for operational staff to follow in the event of an odor complaint.

Equipment or Activities that May Cause the Issuance of Air Contaminants

The following sources are anticipated to be the most significant emitters of odor, air pollutants, and particles from the proposed cultivation operation. However, no single source or combined sources are anticipated to be harmful or detrimental to neighboring residences or the community of Lake County.

Gasoline and Diesel Powered Equipment: The proposed cultivation operation will generate small amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc...), tractors (diesel engines), and from vehicular traffic associated with staff commuting. The generation of carbon dioxide will be partially offset through the cultivation of cannabis plants, which remove carbon dioxide in the air for photosynthesis.

Fugitive Dust: The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by applying gravel (no white rock) to the primary access roads and parking areas of the Project Property, by delaying ground disturbing activities until site conditions are not windy, by wetting soils with a mobile water tank and hose during ground disturbing activities, and by eliminating and/or covering compost stockpiles.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s), or when being processed (drying, curing, trimming) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the generous setbacks provided from property lines, neighboring residences, and outdoor activity areas. Additionally, drying and temporary storage will be the only processing activities conducted onsite. All other processing activities (curing, trimming, and packaging) will occur offsite within a California-licensed Processing Facility.

Odor Response Program

A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. Rancho Lake will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. Rancho Lake will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff.

When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation areas, harvest storage/staging areas, or other). Then mitigation methods will be immediately implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment.

Community Liaison/Emergency Contact Information

The Community Liaison/Emergency Contact for the proposed cultivation operation is Mr. John Feitshans. Mr. Feitshans' phone number is (951) 434-8261 and his email address is john@2cwproductions.com. There is one residence within 2,000 feet of the proposed cultivation operation, located at 21333 Grange Road (Lake County APN 014-400-04). This property/residence is owned by Mr. Peter Luchetti, who is aware that Rancho Lake proposes to develop and operate a commercial cannabis cultivation operation on the Project Parcel. Mr. Luchetti has received Mr. Feitshans' contact information, as well as the contact information of Mr. James Comstock (Landowner).

SECTION – D

CULTURAL
RESOURCES
ASSESSMENT
REDACTED

SECTION – E

BIOLOGICAL RESOURCES
ASSESSMENT AND BOTANICAL
SURVEYS REPORT

SECTION – F

GROUNDS MANAGEMENT PLAN

Grounds Management Plan

Purpose and Overview

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" cultivation areas (with up to 854,940 ft² of total combined canopy area), five 6,000 ft² Harvest Storage & Staging Areas (engineered fabric structures), two 10' X 12' (120 ft²) Pesticide & Agricultural Chemicals Storage Areas (proposed wooden sheds), and a 10' X 12' (120 ft²) Security Center (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing groundwater well located at Latitude 38.77697° and Longitude -122.52711°.

This Grounds Management Plan is intended to ensure that the Project Property is well maintained in order to protect the public health, safety and welfare, as well as the natural environment of Lake County. This Grounds Management Plan outlines how Rancho Lake will properly store agricultural chemicals and equipment, manage solid waste, maintain roads and defensible space, and prevent the attraction, harborage, and proliferation of pests and diseases due to unsanitary conditions.

Chemicals Storage and Effluent

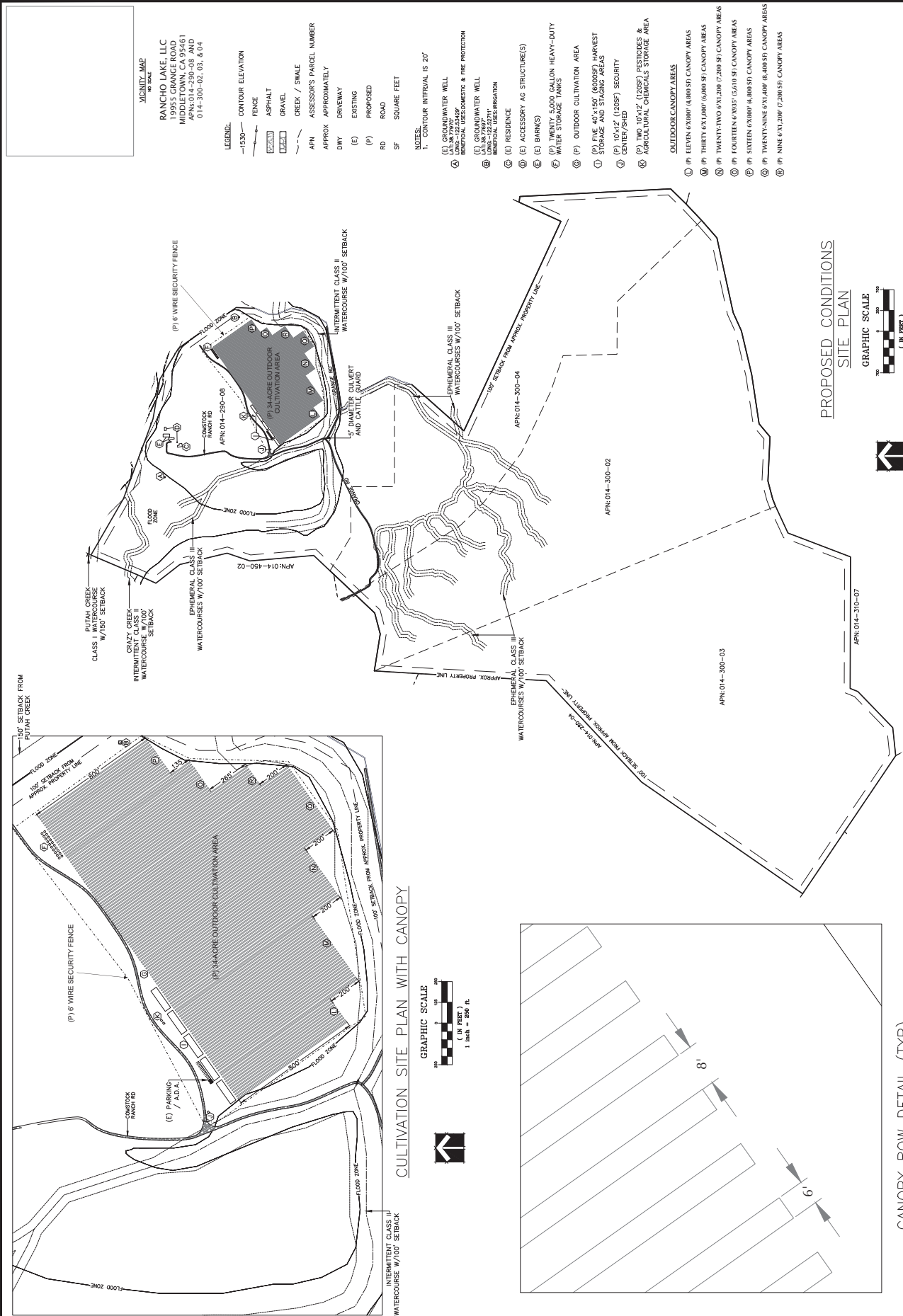
Chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Areas (proposed wooden sheds). Petroleum products will be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the secure Pesticides & Agricultural Chemicals Storage Areas. Spill containment and cleanup equipment will be maintained within the secure Pesticides and Agricultural Chemicals Storage Areas. No effluent is expected to be produced by the proposed cultivation operation.

Solid Waste Management

The types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as used plastic mulch and spent plastic fertilizer/pesticide bags and containers) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation area. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a trailer (“dump trailer”), and hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The Eastlake Landfill is the closest Lake County Integrated Waste Management facility to the project site. Most, if not all, of the solid waste generated by the proposed cultivation operation can and will be deposited at this facility.


Site Maintenance

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation operation to provide for visibility and security monitoring. Access roads and parking areas will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate stormwater runoff from access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be made available for use whenever staff are onsite and regularly serviced to ensure a safe and sanitary working environment.



PROPOSED CONDITIONS
SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 700 ft.

CULTIVATION SITE PLAN WITH CANOPY

GRAPHIC SCALE

(IN FEET)
1 inch = 250 ft.

CANOPY ROW DETAIL (TYP)

SECTION – G

SECURITY MANAGEMENT PLAN

Site plans removed for security

Security Management Plan

Purpose and Overview

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" cultivation areas (with up to 854,940 ft² of total combined canopy area), five 6,000 ft² Harvest Storage & Staging Areas (engineered fabric structures), two 10' X 12' (120 ft²) Pesticide & Agricultural Chemicals Storage Areas (proposed wooden sheds), and a 10' X 12' (120 ft²) Security Center (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing groundwater well located at Latitude 38.77697° and Longitude -122.52711°.

The purpose of this Security Management Plan (SMP) is to minimize criminal activity, provide for safe and secure working environments, protect private property and prevent damage to the environment. This SMP includes a description of the security measures that will be implemented at/by the proposed cultivation operation to prevent unauthorized access and theft or diversion of cannabis, a description of the proposed video surveillance system, and protocols that will be followed to ensure overall site security. This SMP is also designed to be compliant with the regulations for cannabis cultivation authored by the CDFA's CalCannabis Licensing program, as well as the regulations established by the California Bureau of Cannabis Control for state-licensed cannabis businesses.

Secured Entry and Access

The Project Property is accessed via Grange Road, and the Project Parcel is accessed via Comstock Ranch Road. Locking metal gates across Grange and Comstock Ranch Roads control access to the Project Property and the area of the proposed cultivation operation. The metal gate across Grange Road automatically closes and locks each time a vehicle pass through, and a PIN is needed to open it. The metal gate across Comstock Ranch Road will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever Rancho Lake's managerial personnel are not present.

6-foot woven wire fences will be erected around the proposed cultivation area. Privacy Screen/Cloth will be installed on the fences where necessary to screen the cultivation area from public view. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts

will be set into concrete footings. Secured entry and access to the cultivation area(s) will be controlled via locking gates that will be locked whenever Rancho Lake's managerial personnel are not present. All gates will be secured with heavy duty chains and commercial grade padlocks. Only the Comstock Family (landowner) and Rancho Lake's managerial staff will be able to unlock the gates of the Project Parcel.

100 feet of defensible space (vegetation management) will be established and maintained around the proposed cultivation areas and associated facilities for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms and security lights will be installed at the metal gate controlling access to the Project Parcel, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights will be installed on all external corners of the proposed cultivation areas. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Personnel will be instructed to notify Rancho Lake's managerial staff immediately if/when suspicious activity is detected. Rancho Lake's managerial staff will investigate the suspicious activity for potential threats, issues, or concerns. Rancho Lake's managerial staff will contact the Lake County Sheriff's Office immediately if/when a threat is detected. A member of Rancho Lake's managerial staff will be onsite 24 hours a day, 7 days a week, during the cultivation season. When a visitor arrives at the proposed cultivation operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of Rancho Lake's managerial staff. The staff member will verify the visitor's identification and appropriate documentation/credentials. They will then be assigned an escort to show the visitor to the appropriate area(s), in accordance to their approved itinerary. No visitors will ever be left unattended.

Video Surveillance

Rancho Lake will use a color capable closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in all sensitive areas. All cameras will be equipped with motion sensing technology to activate the cameras when motion is detected, and all cameras (exterior and interior) will be waterproof. The CCTV system will feed into a Monitoring and Recording Station inside the Security Center (proposed wooden building), where video from the CCTV system will be digitally recorded. Video recordings will display the current date and time, and all recordings will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape. Video management software of the Monitoring and Recording Station will be capable of supporting remote access, and will be equipped with a failure notification system that immediately notifies Rancho Lake's managerial staff of any interruptions or failures. All sensitive areas covered by the video surveillance system will have adequate lighting to illuminate the camera's field of vision.

Proposed camera placements can be found on the accompanying Security Site Plan. Areas that will be covered by the CCTV system include:

- Interior and exterior of all entryways and exits to the proposed cultivation area;
- Perimeter of the proposed cultivation area; and

- The interior and exterior of the entryway/exit to the Security Center.

Diversions/Theft Prevention

All personnel will be required to undergo a criminal background check with the Lake County Sheriff's Office. Visitors and personnel will be required to sign-in and sign-out each day, and record the areas in which they worked and the tasks they were assigned. Personnel will be required to store personal items (except for food, water, and drinks) in their vehicles throughout their shift.

Rancho Lake will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All personnel will be trained in the requirements of the CCTT system, and all cannabis transfers/movement will be reported through the CCTT system. At least one member of Rancho Lake's managerial staff will be a designated track-and-trace system administrator. A track-and-trace system administrator will supervise all tasks with high potential for diversion/theft, and will document which personnel took part in the task(s). In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

Community Liaison and Emergency Contact

A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. Rancho Lake will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. Rancho Lake will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any problems before contacting County Officials. When a complaint is received, the Community Liaison/Emergency Contact will document the complainant and the reason for the complaint, then take action to resolve the issue (see the Odor Response Program in the Air Quality section of this Property Management Plan for odor related complaints/issues). A tally and summary of complaints/issues will be provided in Rancho Lake's annual Performance Review Report.

The Community Liaison/Emergency Contact for the proposed cultivation operation is Mr. John Feitshans. Mr. Feitshans' phone number is (951) 434-8261 and his email address is john@2cwproductions.com. The residents and owners of all properties neighboring the Project Parcel, will have Mr. Feitshans' contact information before cannabis cultivation begins.

SECTION – H

STORM WATER MANAGEMENT PLAN

Storm Water Management Plan

Purpose and Overview

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" cultivation areas (with up to 854,940 ft² of total combined canopy area), five 6,000 ft² Harvest Storage & Staging Areas (engineered fabric structures), two 10' X 12' (120 ft²) Pesticide & Agricultural Chemicals Storage Areas (proposed wooden sheds), and a 10' X 12' (120 ft²) Security Center (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing groundwater well located at Latitude 38.77697° and Longitude -122.52711°.

The intent/purpose of this Storm Water Management Plan is to protect the water quality of the surface and stormwater management systems managed by Lake County, and to evaluate the impact on downstream property owners. The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 30,360 ft², or less than 0.2% of the Project Parcel, through the installation of five 6,000 ft² engineered fabric structures (proposed Harvest Storage & Staging Areas) and three 120 ft² wooden sheds (proposed Security Center and Pesticide & Agricultural Chemicals Storage Area). The proposed outdoor cultivation/canopy areas will not increase the impervious surface area of the Project Parcel nor the volume of runoff from the Project Parcel. The proposed parking areas will have permeable gravel surfaces, and the proposed ADA parking spaces will be constructed of permeable pavers.

Rancho Lake will focus on low impact development (LID) and "green" stormwater management infrastructure to achieve permanent stabilization post site development as quickly as possible. LID practices utilizing "green" infrastructure will manage storm water by minimizing impervious surfaces, maintaining, preserving, and enhancing existing vegetation, and by using natural systems to filter and infiltrate stormwater into the ground. LID with "green" storm water infrastructure is cost competitive with traditional storm water management infrastructure/practices, while providing numerous other long-term benefits, such as improved water quality, ecosystem enhancement, and preserved/improved aesthetics. The stormwater management measures outlined in this Storm Water Management Plan meet and/or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code).

Receiving Water Bodies and Infrastructure

The Project Property is located in the eastern half of the Coyote Valley, within the Crazy Creek - Putah Creek Watershed (HUC 12). Putah Creek, a perennial Class I watercourse, flows from west to east through the northernmost portion of the Project Property. Crazy Creek, an intermittent Class II watercourse, flows from west to east through the northwest portion of the Project Property, and into Putah Creek. Multiple unnamed intermittent Class III watercourses flow generally from south to north, through the Project Property, and into Putah Creek. A large complex wetland occupies the floor of a small valley in the southern half of the Project Property (over 1000 feet from the proposed cultivation operation). No cannabis cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody (including wetlands), and no ground disturbance is proposed within 50 feet of any channel.

The Project Property is accessed via Grange Road (paved), and the Project Parcel is accessed via Comstock Ranch Road (gravel). The area of the proposed cultivation operation is accessed via an ephemeral Class II watercourse crossing composed of a 5' diameter CMP culvert with native fill and an 8' wide cattle guard on concrete abutments. There are no Lake County maintained bridges/watercourse crossings or stormwater management infrastructure downstream of the Project Property. Development of the proposed cultivation operation, with the implementation of the LID practices and erosion and sediment control measures outlined below, will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Ground Disturbance and Grading

Soils in the area of the proposed cultivation operation are identified as Lupoyoma silt loam by the NRCS Web Soil Survey (attached), and characterized as moderately well-drained alluvium composed of sandy, silt, and clay loams. The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 30,360 ft², or less than 0.2% of the Project Parcel, through the installation of five 6,000 ft² engineered fabric structures (proposed Harvest Storage & Staging Areas) and three 120 ft² wooden sheds (proposed Security Center and Pesticide & Agricultural Chemicals Storage Area). The proposed outdoor cultivation/canopy areas will not increase the impervious surface area of the Project Parcel nor the volume of runoff from the Project Parcel. The proposed parking areas will have permeable gravel surfaces, and the proposed ADA parking spaces will be constructed of permeable pavers.

The proposed cultivation operation will be established in areas of the Project Parcel that have been used to farm oats and hay, as well as for cattle grazing, since at least the early 1900s. No trees or vegetation will be removed to establish the proposed cultivation operation. The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). Each spring, the native soil of the proposed outdoor cultivation/canopy areas will be plowed/disc'd and harrowed to create planting beds for the cultivation of cannabis. Each fall, the native soil of the proposed outdoor cultivation/canopy areas will be plowed/disc'd and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the

winter wet weather period. The proposed Harvest Storage & Staging Areas (engineered fabric structures) will be erected in July of each year, and deconstructed/demolished in December of each year. The intent is for there to be little to no evidence during the winter and spring seasons, of the cultivation activities that occurred during the summer and fall of the previous year.

Erosion and Sediment Control Measures

Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas will be located more than 100 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. Additionally, the proposed temporary hoop house structures and Harvest Storage and Staging Areas will have been deconstructed for the majority of the winter wet weather period.

A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of the exposed soil outside of the proposed cultivation/canopy areas, prior to November 15th of each year, until permanent stabilization has been achieved. Prior to November 15th of each year, a nitrogen-fixing cover crop will be planted in the proposed cultivation/canopy areas, to stabilize the site(s) for the winter wet weather period. Following site development, straw wattles will be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. A member of Rancho Lake's managerial staff will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Regulatory Compliance (Stormwater)

The Project Property was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger on October 30th, 2020. Site Management and Nitrogen Management Plans will be developed for the proposed cultivation operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order.

The stormwater management measures outlined above meet or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code). Stormwater runoff from the proposed cultivation operation will not discharge into any Lake County maintained drainage or conveyance system, and there are no public bridges or culverted watercourse crossings between the proposed cultivation operation and Lake Berryessa. All

proposed ground/land disturbing activities qualify for the Permit Exemptions and Requirements outlined in Article V of Chapter 30 of the Lake County Code (Grading Ordinance).

In particular, the proposed ground/land disturbing activities qualify for Section 17.4.2 and Section 17.4.3 of Article V:

Section 17.4.2 a - "Routine mechanical practices including, but not limited to: discing, harrowing, raking, chiseling, or plowing to till the soil for the production of agricultural crops on land historically used for that purpose".

Section 17.4.3, "All crop conversions involving agricultural grading are exempt provided the grading activities:

- a) Do not expand the footprint of the existing farming activity or operation.
- b) Do not occur within thirty (30) feet of the top of bank of a watercourse, wetland, lake, or vernal pool.
- c) Do not remove previously cultivated trees, vines or other plants having stable woody root systems extending at least twelve (12) inches below the soil surface and occur on soils with a moderated or severe Erosion Hazard Rating.
- d) Do not occur during the Winter Period.
- e) Do not create any cut or fill slope of a ratio greater than two to one (2:1).

The soils of the fields in which the proposed cultivation operation will be established, have a low/slight Erosion Hazard Rating and have experience long-running intensive agricultural operations (plowing, discing, harrowing). Development of the proposed cultivation operation, with the implementation of the LID practices and erosion and sediment control measures outlined above, will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Storm Water Management Monitoring and Reporting

The following are the Monitoring and Reporting Requirements for the proposed cannabis cultivation operation from the Cannabis General Order:

- Winterization Measures Implementation
- Tier Status Confirmation
- Third Party Identification (if applicable)
- Nitrogen Application (Monthly and Total Annual)

An Annual Report shall be submitted to the State Water Quality Control Board by March 1st of each year. The Annual Report shall include the following:

1. Facility Status, Site Maintenance Status, and Storm Water Runoff Monitoring.
2. The name and contact information of the person responsible for operation, maintenance, and monitoring.

A letter transmitting the annual report shall accompany each report. The letter shall summarize the numbers and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. The transmittal letter shall contain the following penalty of perjury statement and shall be signed by the Discharger or the Discharger's authorized agent:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Rancho Lake will adhere to these monitoring requirements to maintain compliance with the Cannabis General Order, and will be happy to provide a copy of his Annual Monitoring Report to Lake County Officials if requested.

Cannabis Vegetative Material Waste Management

Cannabis Waste

“Cannabis waste” is an organic waste, as defined in Section 42649.8(c) of the Public Resources Code. Cannabis waste generated from the proposed cannabis cultivation operation will be limited to cannabis plant leaves and stems. All other parts of cannabis plants cultivated at this site will be transferred to a State of California-licensed Distributor for distribution to State of California-licensed Processors and Manufacturers. The proposed cannabis cultivation operation should generate approximately 5,000 pounds of dried cannabis waste each cultivation season (May 1st through November 15th). All cannabis waste will be composted onsite.

Cannabis Waste Composting

All cannabis waste generated from the proposed cultivation operation will be composted on-site and in compliance with Title 14 of the California Code of Regulations at Division 7, Chapter 3.1. Cannabis waste will be ripped/shredded and placed in the designated composting areas. In the designated composting areas, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation/canopy areas as a soil amendment.

Cannabis Waste Records/Documentation

Cannabis waste generated from the proposed cannabis cultivation operation will be identified, weighed, and tracked while onsite. All required information pertaining to cannabis waste will be entered into the State of California Cannabis Track-and-Trace (CCTT) system. Rancho Lake will maintain accurate and comprehensive records regarding cannabis waste generation that will account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste. All records will be kept on-site for seven (7) years and will be made available during inspections.

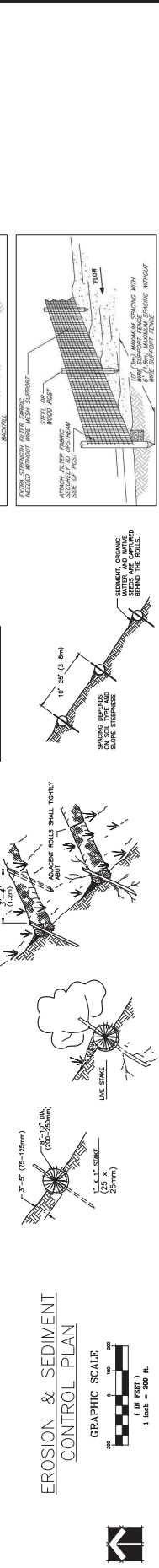
Growing Medium Management

Growing Medium Overview

The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). Each year the growing medium of the proposed cultivation operation will be amended and reused. Each spring, the native soil of the proposed outdoor cultivation/canopy areas will be plowed/disc'd and harrowed to create planting beds for the cultivation of cannabis. Each fall, the native soil of the proposed outdoor cultivation/canopy areas will be plowed/disc'd and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the winter wet weather period.

Growing Medium Waste

Ideally, the growing medium of the cultivation areas will be amended and reused each year/cultivation season. In the event of a root and/or soil borne pest infestation, the infested soil will be quarantined and treated with a pesticide that targets the infestation and that is approved for use in cannabis cultivation by the California Department of Food and Agriculture. The treated soil will be returned to production after treatment. No growing medium waste should be generated from the proposed cannabis cultivation operation (all growing medium should be recycled/reused).



Central Valley Regional Water Quality Control Board

30 October 2020

WDID: 5S17CC429360

DISCHARGER/LANDOWNER

James Comstock
P.O. Box 993
Middletown, CA 95461

NOTICE OF APPLICABILITY, WATER QUALITY ORDER WQ-2019-0001-DWQ, JAMES COMSTOCK, APN 014-290-081-000, 014-290-120-000, 014-300-041-000, 014-300-021-000, 014-300-031-000, LAKE COUNTY

James Comstock (hereafter "Discharger and Landowner") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on 12 October 2020, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2019-0001-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **5S17CC429360**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Central Valley Regional Water Quality Control Board (Central Valley Water Board) will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA, including non-payment of annual fees.

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater than 1 acre (43,560 square feet), no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is greater than 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 2, low risk.

2. SITE-SPECIFIC REQUIREMENTS

The [Policy and General Order](http://www.waterboards.ca.gov/water_issues/programs/cannabis/) are available on the Internet at (http://www.waterboards.ca.gov/water_issues/programs/cannabis/). The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

1. A *Site Management Plan* must be submitted within 90 days of applying for enrollment in the General Order; this deadline falls on **10 January 2021**. For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Central Valley Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Central Valley Water Board in developing a compliance schedule as described in Attachment A of the General Order. You are not required to use a Qualified Professional for developing the *Site Management Plan*. However, you are required to submit the *Site Management Plan* to Central Valley Water Board staff for approval prior to any site development.
2. A *Nitrogen Management Plan* must be submitted within 90 days of applying for enrollment in the General Order; this deadline falls on **10 January 2021**,

consistent with the requirements of General Order Provision C.1.d., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Nitrogen Management Plan*.

3. A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the Monitoring and Reporting Program (MRP). Attachment B of the General Order provides guidance on the contents for the annual reporting requirement. Annual reports shall be submitted to the Central Valley Water Board by March 1 following the year being monitored. The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Central Valley Water Board's Executive Officer or the State Water Board's Chief Deputy Director, or Deputy Director.

5. ANNUAL FEE

According to the information submitted, the discharge is classified as Tier 2, low risk with the current annual fee assessed at \$1000. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice of Termination, including a *Site Closure Report* at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Central Valley Water Board reserves the right to inspect the site before approving a NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify Central Valley Water Board staff by telephone at 530-224-4845 so that a site-specific compliance schedule can be developed.

All monitoring reports, submittals, discharge notifications, and questions regarding compliance and enforcement should be directed to centralvalleyredding@waterboards.ca.gov or 530-224-4845.



(for) Patrick Pulupa,
Executive Officer

JF: mp

cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
Mark Roberts, Lake County Planning Department, Lakeport

Soil Map—Lake County, California
















**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/5/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot	Water Features	
		Closed Depression		Streams and Canals
		Gravel Pit	Transportation	
		Gravelly Spot		Rails
		Landfill		Interstate Highways
		Lava Flow		US Routes
		Marsh or swamp		Major Roads
		Mine or Quarry		Local Roads
		Miscellaneous Water	Background	
		Perennial Water		Aerial Photography
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, California
Survey Area Data: Version 17, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2019—Jul 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
116	Benridge variant loam, 2 to 15 percent slopes	3.7	0.7%
147	Kelsey fine sandy loam	27.2	5.1%
148	Kidd-Forward complex, 5 to 30 percent slopes	8.6	1.6%
158	Lupoyoma silt loam, protected	233.9	43.6%
164	Maxwell clay loam, 0 to 2 percent slopes	7.1	1.3%
199	Riverwash	40.5	7.5%
218	Sobranite-Guenoc-Hambright complex, 2 to 15 percent slopes	104.5	19.5%
219	Sobranite-Guenoc-Hambright complex, 15 to 30 percent slopes	85.2	15.9%
220	Sobranite-Hambright-Guenoc complex, 30 to 50 percent slopes	26.2	4.9%
Totals for Area of Interest		536.9	100.0%

SECTION – I

WATER USE MANAGEMENT PLAN

Water Use Management Plan

Purpose and Overview

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" cultivation areas (with up to 854,940 ft² of total combined canopy area), five 6,000 ft² Harvest Storage & Staging Areas (engineered fabric structures), two 10' X 12' (120 ft²) Pesticide & Agricultural Chemicals Storage Areas (proposed wooden sheds), and a 10' X 12' (120 ft²) Security Center (proposed wooden shed). The growing medium of the proposed outdoor cultivation/canopy areas will be native soil amended with compost, worm castings, and composted organic dairy manure, with drip irrigation systems covered in white plastic mulch (to conserve water resources). The proposed 6-foot wide canopy areas will be spaced 8 feet apart, to allow for the use of mechanized agricultural equipment. All water for the proposed cultivation operation will come from an existing groundwater well located at Latitude 38.77697° and Longitude -122.52711°.

This Water Use Management Plan (WUMP) is designed to conserve Lake County's water resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. Also included in this WUMP is a description of the Water Resources of the Project Property, and a Water Availability Analysis.

Description of Water Resources

Surface Water

The Project Property is located in the eastern half of the Coyote Valley, within the Crazy Creek - Putah Creek Watershed (HUC 12). Putah Creek, a perennial Class I watercourse, flows from west to east through the northernmost portion of the Project Property. Crazy Creek, an intermittent Class II watercourse, flows from west to east through the northwest portion of the Project Property, and into Putah Creek. Multiple unnamed intermittent Class III watercourses flow generally from south to north, through the Project Property, and into Putah Creek. A large complex wetland occupies the floor of a valley in the southern half of the Project Property (over 1000 feet from the proposed cultivation operation). No cannabis cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody (including wetlands), and no ground disturbance is proposed within 50 feet of any channel.

Groundwater

Soils in the area of the proposed cultivation operation are identified as Lupoyoma silt loam by the NRCS Web Soil Survey (attached), and characterized as moderately well-drained alluvium composed of sandy, silt, and clay loams. According to USGS geologic maps, Coyote Valley is a Quaternary alluvium filled valley that is bounded to the west by Upper Cretaceous sediments, by and the “Cache Formation” and Clear Lake Volcanics to the north and east, and the Lower Cretaceous-Upper Jurassic Great Valley Sequence and Serpentinized ultramafic rocks to the south and west. The Quaternary alluvium within Coyote Valley consists of unconsolidated to semi-consolidated sinuous deposits of fine to coarse-grained floodplain and stream channel deposits, and of inconsistently stratified fine-grained material of alluvial fan, lacustrine, and colluvial deposits (please see the attached report from the State Water Resources Control Board). The thickness of the alluvium within Coyote Valley is variable, but appears to be between 100 and 200 feet thick, and possibly as much as 300 feet thick in places.

The Project Property is located within the eastern portion of the Coyote Valley Groundwater Management Plan Area and Coyote Valley Groundwater Basin, as defined in the 2006 Lake County Groundwater Management Plan. Holocene alluvium, overlying the Cache Formation, is the primary water-bearing unit in the Coyote Valley Basin. Groundwater levels in the Coyote Valley Basin are shallow in the spring (approximately 10 to 15 feet below ground surface), decreasing over the summer, and recovering during the winter wet weather period. The general direction of groundwater flow in the Coyote Valley is to the southeast, in the direction of Putah Creek. Spring to summer drawdown of the water table varies by position in the Basin, with areas in the west experiencing larger drawdown (approximately 20 to 25 feet below ground surface) than areas in the eastern portion of the basin (approximately 5 to 10 feet). In 1960, the California Department of Water Resources (DWR) estimated that the Coyote Valley Groundwater Basin had an estimated storage capacity of 29,000 acre-feet, with 7,000 acre-feet of useable storage capacity. Average-year agricultural groundwater demand in the Coyote Valley Basin is approximately 671 acre-feet per year. DWR has monitored two groundwater wells located on adjacent properties east and west of the Project Parcel since the 1950s (please see the DWR Monitoring Well Data sheets). The water levels in these two wells has remained fairly constant over the last seven decades, with the usual seasonal variation.

There are two existing groundwater wells on the Project Parcel, located at Latitude 38.77970° and Longitude -122.53429° and Latitude 38.77697° and Longitude -122.52711°. All water for the proposed cultivation operation will come from the existing groundwater well located at Latitude 38.77697° and Longitude -122.52711°, directly adjacent to the proposed cultivation operation. The Well Completion Report for this groundwater well, indicates that it was drilled through sand, gravel, and clay (alluvium), to a depth of 160 feet (Well Completion Report attached). At the time it was drilled, this well had an estimated yield of 300 gallons per minute. On July 6th, 2021 JAK Drilling & Pump (licensed well driller) performed a well yield test of this well, pumping it at 355 gallons per minute for six hours. Analyzing data from the well performance test, we can conclude that the well can easily produce more than 355 gallons per minute, with a specific capacity of 9.59 gpm per foot of drawdown.

Water Resources Protection

Rancho Lake will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to portable restroom facilities at all times when onsite, and those restroom facilities will be established in a location that is at least 150 feet from any surface water body, and serviced regularly.

The Project Parcel was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger on October 30th, 2020. Site Management and Nitrogen Management Plans will be developed for the proposed cultivation operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. Rancho Lake will maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating.

Water Sources and Storage

All water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.77697° and Longitude -122.52711°, directly adjacent to the proposed cultivation operation. On July 6th, 2021 JAK Drilling & Pump (licensed well driller) performed a well yield test of this well, pumping it at 355 gallons per minute for six hours, to thoroughly evaluate the production capacity of the well. The results of this test indicate that the groundwater well located at Latitude 38.77697° and Longitude -122.52711° is capable of producing over 355 gallons per minute. Rancho Lake proposes to install twenty 5,000-gallon heavy-duty plastic water storage tanks on the Project Parcel to provide additional stored water for irrigation purposes/uses. Rancho Lake may develop additional water storage on the Project Parcel should it be needed to support the irrigation and fire protection needs of the proposed cultivation operation.

The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. Irrigation water will be pumped from the water storage tanks to the irrigation systems of the proposed cultivation areas via HDPE water supply lines. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. Rancho Lake will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. The irrigation system of the proposed

cultivation/canopy areas will be composed of PVC piping and drip tapes/lines under white plastic mulch (to conserve water resources).

Water Availability Analysis

From the CalCannabis Cultivation Licensing Program’s Final Programmatic Environmental Impact Report (PEIR):

“According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was 27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4 acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year’s entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year.”

Based on the information above, the proposed cultivation operation would have an estimated annual water use requirement of approximately 2.5 acre-feet per acre. The maximum total proposed outdoor cannabis canopy area is 854,940 ft² (approximately 19.6 acres), with an expected total annual water use requirement of approximately 49.1 acre-feet (~16,000,000 gallons). The cultivation season for the proposed outdoor cannabis cultivation operation would begin in May and end in November of each year. The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet.

May	June	July	Aug	Sept	Oct	Nov
2,118,000	2,379,000	2,509,000	2,705,000	2,509,000	2,281,000	1,499,000
6.5	7.3	7.7	8.3	7.7	7.0	4.6

All water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.77697° and Longitude -122.52711°. On July 6th, 2021 JAK Drilling & Pump (licensed well driller) performed a well yield test of this well, pumping it at 355 gallons per minute for six hours, to thoroughly evaluate the production capacity of the well. The results and conclusions of this test indicate that the groundwater well located at Latitude 38.77697° and Longitude -122.52711° is capable of producing over 355 gallons per minute. Rancho Lake proposes to install thirty 5,000-gallon heavy-duty plastic water storage tanks on the Project Parcel to provide additional stored water for irrigation purposes/uses. Rancho Lake may develop additional water storage on the Project Parcel should it be needed to support the irrigation and fire protection needs of the proposed cultivation operation.

The peak anticipated daily demand for water of the proposed cultivation operation is ~90,000 gallons per day, which equates to a need for the water supply well to produce at least 125 gallons

per minute in a 12 hour period. When the water supply groundwater well was drilled, it had an estimated yield of 300 gallons per minute. On July 6th, 2021 JAK Drilling & Pump (licensed well driller) performed a well yield test of this well, pumping it at 355 gallons per minute for six hours. Analyzing data from the well performance test, we can conclude that the well could easily produce more than 125 gallons per minute. As a result, there is little doubt that the existing onsite groundwater well will be able to provide enough water for the proposed cultivation operation on the hottest driest days in the latest part of the summer when irrigation water is needed most.

Water Conservation

Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources:

- Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.
- Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.
- Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).
- Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas.
- Install float valves on all water storage tanks to keep them from overflowing onto the ground.

Monitoring and Reporting

A NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter, and water level meter equipped with data logging capabilities, will be installed on the existing water supply groundwater well prior to cultivation. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks of the cultivation operation. Rancho Lake's staff will record daily water meter readings, and will maintain those records onsite for a minimum of five years. Rancho Lake will make those records available to Water Boards, CDFW, and Lake County staff upon request.

State of California
Well Completion Report
 Form DWR 188 Submitted 2/23/2021
 WCR2021-002299

Owner's Well Number _____ Date Work Began 02/02/2021 Date Work Ended 02/11/2021
 Local Permit Agency Lake County Health Services Department - Environmental Health Division
 Secondary Permit Agency _____ Permit Number WE-5548 Permit Date 01/20/2021

Well Owner (must remain confidential pursuant to Water Code 13752)				Planned Use and Activity	
Name	<u>James Comstock</u>			Activity	<u>New Well</u>
Mailing Address	<u>C/O All Good LLC</u>			Planned Use	<u>Water Supply Irrigation - Agriculture</u>
	<u>2349 Circadian Way</u>				
City	<u>Santa Rosa</u>	State	<u>Ca</u>	Zip	<u>95407</u>

Well Location									
Address <u>19955 Grange RD</u>					APN <u>014-029-08</u>				
City	<u>Middletown</u>	Zip	<u>95461</u>	County	<u>Lake</u>	Township	<u>11 N</u>		
Latitude	<u>38</u>	<u>46</u>	<u>34.7</u>	N	Longitude	<u>-122</u>	<u>31</u>	<u>28</u>	W
	Deg.	Min.	Sec.			Deg.	Min.	Sec.	
Dec. Lat.	<u>38.7763056</u>			Dec. Long.	<u>-122.5244444</u>				
Vertical Datum					Horizontal Datum	<u>WGS84</u>			
Location Accuracy	<u>20 Ft</u>		Location Determination Method						
					Baseline Meridian <u>Mount Diablo</u>				
					Ground Surface Elevation _____				
					Elevation Accuracy _____				
					Elevation Determination Method _____				

Borehole Information				Water Level and Yield of Completed Well				
Orientation	<u>Vertical</u>	Specify	_____	Depth to first water	<u> </u> (Feet below surface)			
Drilling Method	<u>Direct Rotary</u>	Drilling Fluid	<u>Bentonite</u>	Depth to Static	_____			
Total Depth of Boring	<u>160</u>	Feet		Water Level	<u>22</u>	(Feet)	Date Measured	<u>02/11/2021</u>
Total Depth of Completed Well	<u>140</u>	Feet		Estimated Yield*	<u>300</u>	(GPM)	Test Type	<u>Air Lift</u>
				Test Length	<u>1</u>	(Hours)	Total Drawdown	<u>113</u> (feet)
				*May not be representative of a well's long term yield.				

Geologic Log - Free Form		
Depth from Surface Feet to Feet		Description
0	20	Sand, soil and gravel
20	79	Sand and gravel
79	90	Sand and clay
90	112	Gravel and sand
112	129	Gravel
129	160	Clay

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	50	Blank	PVC	OD: 8.625 in. SDR: 17 Thickness: 0.508 in.	0.508	8.625			
1	50	130	Screen	PVC	OD: 8.625 in. SDR: 17 Thickness: 0.508 in.	0.508	8.625	Milled Slots	0.032	
1	130	140	Blank	PVC	OD: 8.625 in. SDR: 17 Thickness: 0.508 in.	0.508	8.625			

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	50	Cement	Portland Cement/Neat Cement		Seal
50	160	Filter Pack	Other Gravel Pack	3/8	Pea Gravel

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	50	14.75
50	160	12.25

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name

WEEKS DRILLING AND PUMP CO

Person, Firm or Corporation

PO BOX 176

SEBASTOPOL

CA

94573-

Address

City

State

Zip

Signed

electronic signature received

02/23/2021

177681

C-57 Licensed Water Well Contractor

Date Signed

C-57 License Number

Attachments
014-290-08.pdf - Location Map

DWR Use Only

CSG #

State Well Number

Site Code

Local Well Number

N

W

Latitude Deg/Min/Sec

Longitude Deg/Min/Sec

TRS:

APN:



WELL PERFORMANCE TEST REPORT

Client Name: Somarosa Farms Attn: Melissa Huynh
Property Location: 19955 Grange Road, Middletown, CA
Parcel Number: 014-290-08
Number of Wells Evaluated: One
Well Performance Test Completion Date: March 12, 2021
Water Samples Collected: No
Pump Technician: Quinn Beckens

Location Description: 38.7763056, -122.524444
Total Depth: 140-feet below top of casing
Depth to Static Water Level: 13-feet below the top of casing
Diameter of well: 8-inches
Casing type: PVC
Test Duration: 6-hours
Test Type: Pump
Pumping Rate: > 129.69=Gallons Per Minute (GPM)

Observations: The well is located south of the property boundary in the northeast corner of the parcel (see attached Parcel Boundary and Well Location Maps). Per the attached Well Completion Report, the well was completed on February 11, 2021 by Week's Drilling and Pump Company. The well does not currently contain a submersible pump system. Per the well drilling report, while airlifting for approximately 1-hour, the well purportedly produced 300-GPM. Due to time constraints associated with obtaining a test pump capable of producing flows of 300+ GPM, the well performance test was conducted using a 100-GPM series submersible test pump.

Well Performance Pump Test:

The six-hour pump test was conducted on March 12, 2021 using a temporarily installed 5-horse 100-GPM submersible test pump set in accordance with industry standards. Per the pump curve, the submersible test pump is capable of producing flows of up to 130-GPM at a pumping level of between 140 and 150-feet below the top of casing. The static water level within the well was measured prior to the start of the test. Once the performance test began, the depth-to-water or pumping level was measured manually with a Powers Water Meter in the well every five minutes during the first half hour of the test and then every 10-minutes for the next hour of the test. The measurement interval was then increased to every 30-minutes for the remainder of the six-hour test. The pumping rate was measured by timing the flow through a temporarily installed totalizing flow meter connected to the discharge pipe directed away from the well location. The pumping rate was measured at the same intervals as the pumping level. Both the depth-to-water/pumping level and pumping rate measurements are summarized in the attached table.



The static water level was measured at 13-feet below the top of casing at the start of the performance test. The pumping level did not stabilize and slowly decreased over the course of the entire test; for example, the maximum drawdown of 20.25-feet was observed at the end of the test at 33.25-feet below the top of casing. The pumping rate, measured by timing the flow through the totalizing flow meter, measured at 130-GPM at the beginning of the test and then pulsed between 128-GPM and 131-GPM. After six hours of pumping, the well produced 46,690-gallons which averages out to a pumping rate of 129.69-GPM. Per the attached well completion report, the well is capable of higher flow volumes than what was observed during the test.

After six hours of pumping, well pump was shut off and the well was then allowed to rest and recharge. The depth-to-water was measured in the well after 10-minutes at 22.00-feet and then again in the well after 30-minutes at 17-feet below the top of casing; resulting in a recharge rate of 80.25% after resting 40-minutes. At the observed rate of recharge the well would be fully recharged within an hour of turning off the pump.

Water Quality: During the course of the performance test, JAK collected a water sample for the purpose of a field quality test with the following results:

Parameter	Concentration	Discussion
Hardness	41-Grains per gallon	VERY HARD, a softener is recommended when the hardness is greater than 7-gpg
Iron (ferrous)	1.6-part per million	EPA suggests a concentration of less than 0.3ppm for public drinking water system, higher concentrations can cause rust staining over time
pH	6.8	A pH of 7.0 is considered neutral
Total Dissolved Solids	690-part per million	Less than 500-ppm is acceptable, the higher the concentration the harder the water typically

Disclaimer:

Observations made of the well(s) are strictly limited to the date and time that the test(s) was conducted and are in no way a guarantee of future conditions, including but not limited to the quantity and/or quality of the water produced by this well. Please feel free to contact our office if there are any questions regarding the well test and/or well test report.

Sincerely,

Jessica Moreno
JAK Drilling & Pump

Attachments:

Parcel Boundary Map

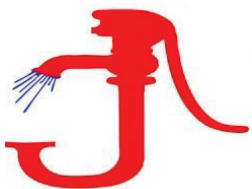
Well Location Map

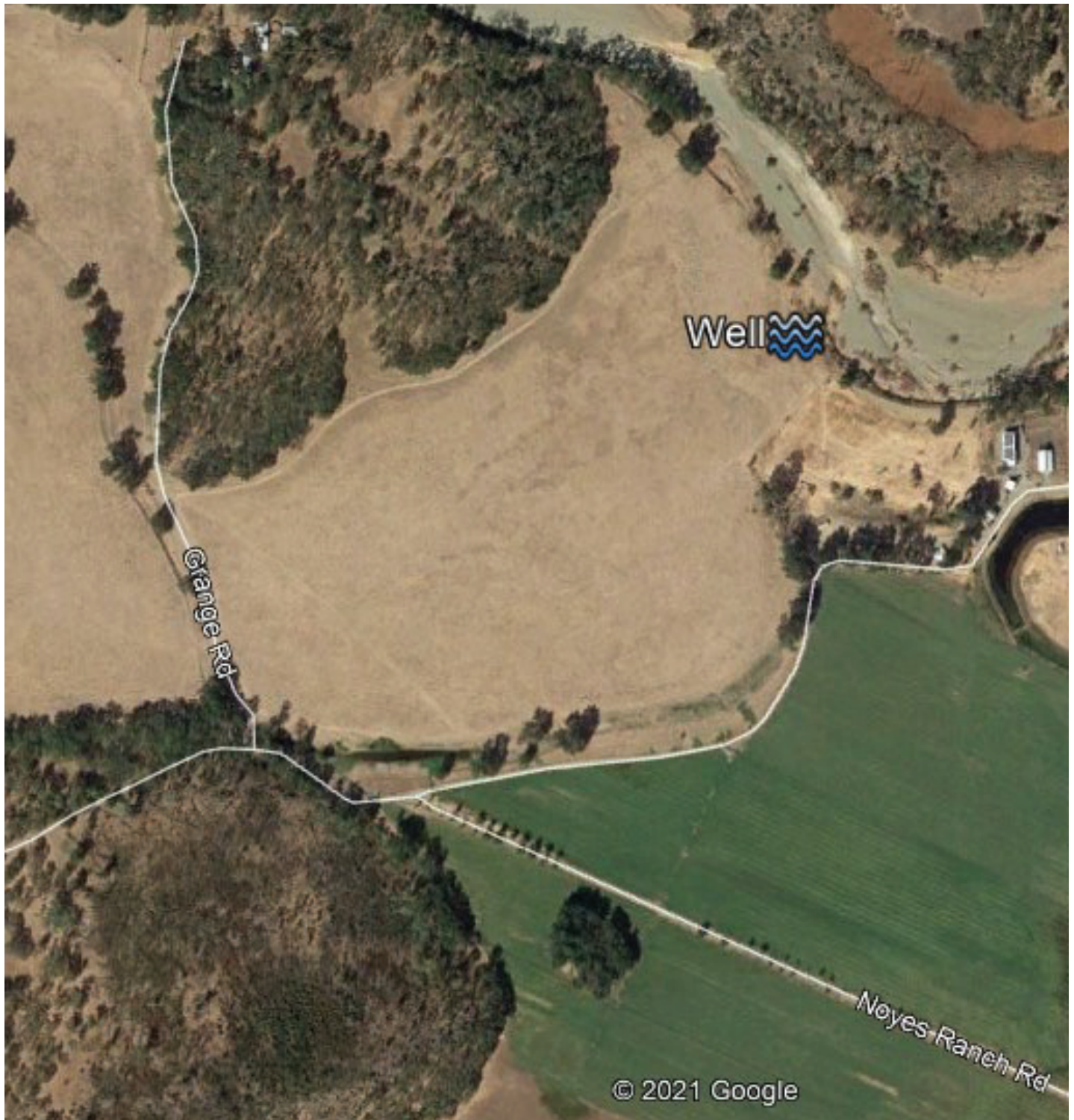
Well Completion Report

Table 1: Well Performance Test Data



PARCEL BOUNDARY MAP
19955 Grange Road
Middletown, CA





WELL LOCATION MAP
19955 Grange Road
Middletown, CA

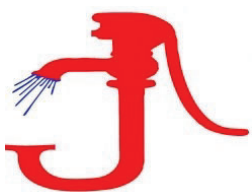




TABLE 1
WELL PERFORMANCE TEST DATA
19955 Grange Road, Middletown, CA
March 12, 2021

Time	Gallons Per Minute	Depth to Water In Feet Below Top of Casing
11:25	Static	13.00
11:30	130.00	26.00
11:35	130.00	26.00
11:40	130.00	27.00
11:45	130.00	27.00
11:50	130.00	27.00
11:55	128.00	28.00
12:05	128.00	28.00
12:15	131.00	29.00
12:25	131.00	29.00
12:35	132.00	30.00
12:45	131.00	30.00
12:55	132.00	31.00
13:25	131.00	31.50
13:55	131.00	32.00
14:25	131.00	32.50
14:55	131.00	32.50
15:25	131.00	32.67
15:55	130.00	33.00
16:25	130.00	33.00
16:55	130.00	33.00
17:25	131.00	33.25
17:35	RECHARGE	22.00
18:05	RECHARGE	17.00

NOTES:

Flow rate measured by timing flow through totalizing flow meter.

<u>Meter Start</u>	<u>Meter End</u>	<u>Total Volume Produced</u>
70415	117105	46,690-gallons

Average Pumping Rate = 46,690 gallons/360 Minutes = 129.69-GPM

Recharge Rate = $((33.25 - 17) \div (33.25 - 13)) \times 100 = 80.25\%$

DWR MONITORING WELL EAST OF PROJECT PARCEL

[Back to Search](#)

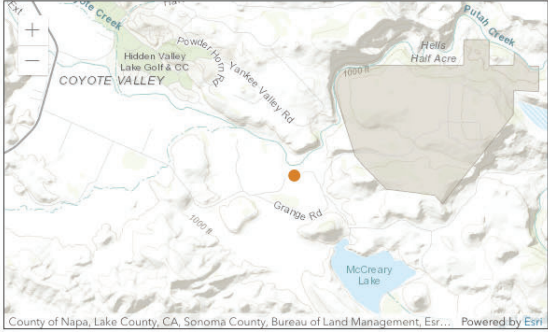
Groundwater Level Report

Station 387746N1225223W001

Station Data

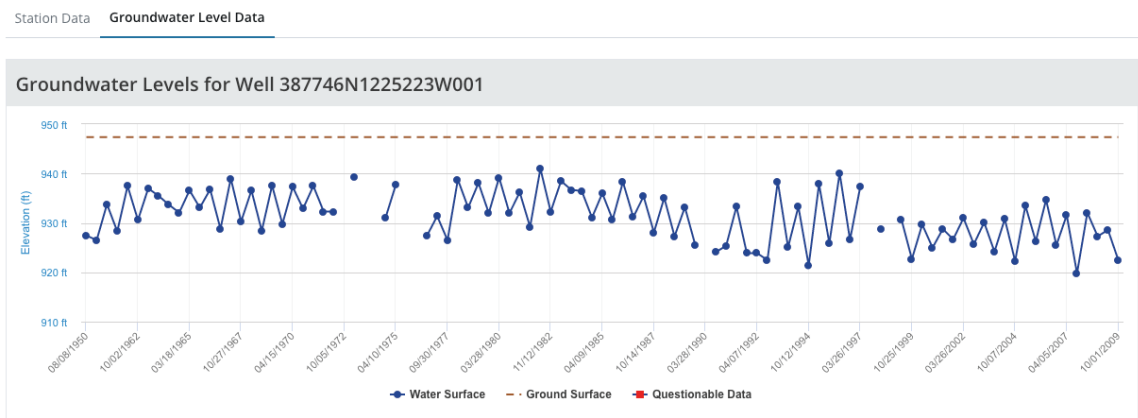
Groundwater Level Data

State Well Number:	11N06W27M001M
Local Well Name:	11N-06W-27M1
Site Code:	387746N1225223W001
Latitude (NAD83):	38.7746
Longitude (NAD83):	-122.5223
Basin Subbasin Name (Code):	Coyote Valley (5-018)
Well Use Type:	Stockwatering
Well Status:	Active
WCR Number:	NONE
Reference Point Elevation (NAVD88 ft):	947.880
Ground Surface Elevation (NAVD88 ft):	947.380
Well Depth (feet bgs):	
Perforated Interval Depths (feet bgs):	



Groundwater Level Report

Station 387746N1225223W001



DWR MONITORING WELL WEST OF PROJECT PARCEL

Groundwater Level Report

Station 387732N1225564W001

Station Data

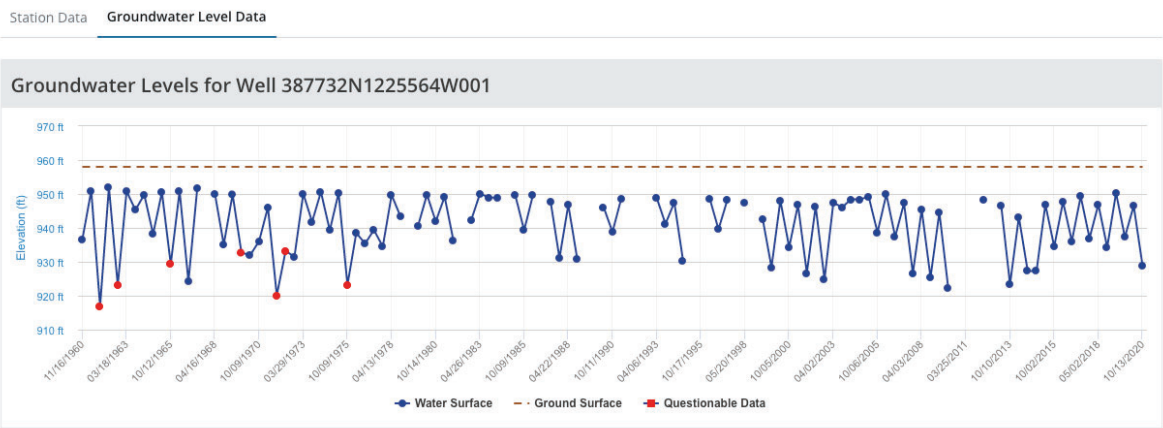
Groundwater Level Data

State Well Number:	11N06W29M001M
Local Well Name:	11N-06W-29M1
Site Code:	387732N1225564W001
Latitude (NAD83):	38.773162
Longitude (NAD83):	-122.556342
Basin Subbasin Name (Code):	Coyote Valley (5-018)
Well Use Type:	Irrigation
Well Status:	Active
WCR Number:	
Reference Point Elevation (NAVD88 ft):	958.500
Ground Surface Elevation (NAVD88 ft):	958.000
Well Depth (feet bgs):	100
Perforated Interval Depths (feet bgs):	

County of Napa, Lake County, CA, Sonoma County, Bureau of Land Management, Esri, Inc. Powered by Esri

Groundwater Level Report

Station 387732N1225564W001



APPENDIX – PHOTOS



Entrance to Project Property (locking metal gate across Grange Road)



Grange Road on the Project Property (east view)



Junction of Grange & Comstock Ranch Roads (upper photo) and Class II Watercourse Crossing



Ephemeral Class II Watercourse Crossing of Comstock Ranch Road – 5' CMP Culvert and 8' Cattle Guard



Location of Proposed Cultivation/Canopy Area (southwest view)



Visual Example of Proposed Cultivation Methods/Practices (photo from Licensed Cannabis Farm)

Description of Plastic Mulch

Rancho Lake, LLC (Rancho Lake) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 19955 Grange Road near Middletown, California on Lake County APN 014-290-08 (Project Parcel). Rancho Lake's proposed commercial cannabis cultivation operation will be composed of twenty (20) A-Type 3 "Medium Outdoor" license types, with up to 854,940 ft² (~19.6 acres) of outdoor canopy area. The growing medium of the proposed outdoor canopy areas will be an amended native soil mixture at or below grade, with drip irrigation systems covered in white plastic mulch.

Plastic mulches are widely used in commercial agriculture to conserve soil moisture and reduce weed growth. Water tends to evaporate from bare soil. Evaporation from bare soil increases with increasing air/soil temperatures and decreasing relative humidity. Plastic mulches act as a barrier to water evaporation from the soil. Rancho Lake proposes to use white plastic mulch because it reflects light, reducing the soil temperature and water evaporation from the soil, when compared to a darker colored plastic mulch. The use of white plastic mulch will reduce the amount of water needed to cultivate and the number of employees required to maintain their cultivation area.



White Plastic Mulch Being Installed with a Tractor



White Plastic Mulch Used in Traditional Agriculture



White Plastic Mulch Use in Cannabis Cultivation

Visual Examples of Proposed Harvest Storage & Staging Areas (Temporary) Rancho Lake UP 21-15



Example of Proposed 40'x150' (6,000 ft²) Harvest Storage & Staging Area (external view)
These structures will be located over 50 feet from all property lines, over 10 feet from all other structures,
and will have a maximum height of 20 feet.



Example of Proposed 40'x150' (6,000 ft²) Harvest Storage & Staging Area (internal view)



Example of Proposed 40'x150' (6,000 ft²) Harvest Storage & Staging Area (profile view)