

Fish & Wildlife Protection

The following is a description of the fish and wildlife that are located on or utilized on a seasonal basis the lot of record where the permitted activity is located.

The main habitats found on the lot of record, as defined by the California Department of Fish and Wildlife's "California Wildlife Habitat Relationships Systems" and the publication "A Guide to Wildlife Habitats of California (1988)", include:
 Tree dominated habitats in the form of Valley Oak Woodland (VOW),
 Herbaceous dominated habitats in the form of Pasture (PAS) types, and
 Aquatic habitats in the form of Riverine (RIV) type.

The project site is located in the Lake County Watershed Protection District, Monitoring Entity: 5181; Upper Lake Valley, GW Basin # 5-13.

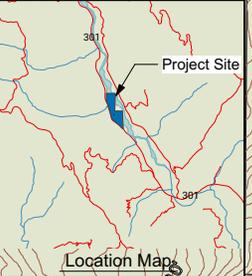
The parcel includes Salt Creek and Middle Creek.

In order to minimize adverse impacts on the fish and wildlife, the property lessor and lessee have agreed to refrain from hunting, trapping and fishing or damming of any riparian way either on or adjacent to the lot of record. Additionally, the use of rodenticide and other pesticides shall be minimized as part of the Integrated Pest Management program.

APN: 002-023-90
 Area: 34,595 Acres
 Collyagomi Fault Zone (Class A) No. 34

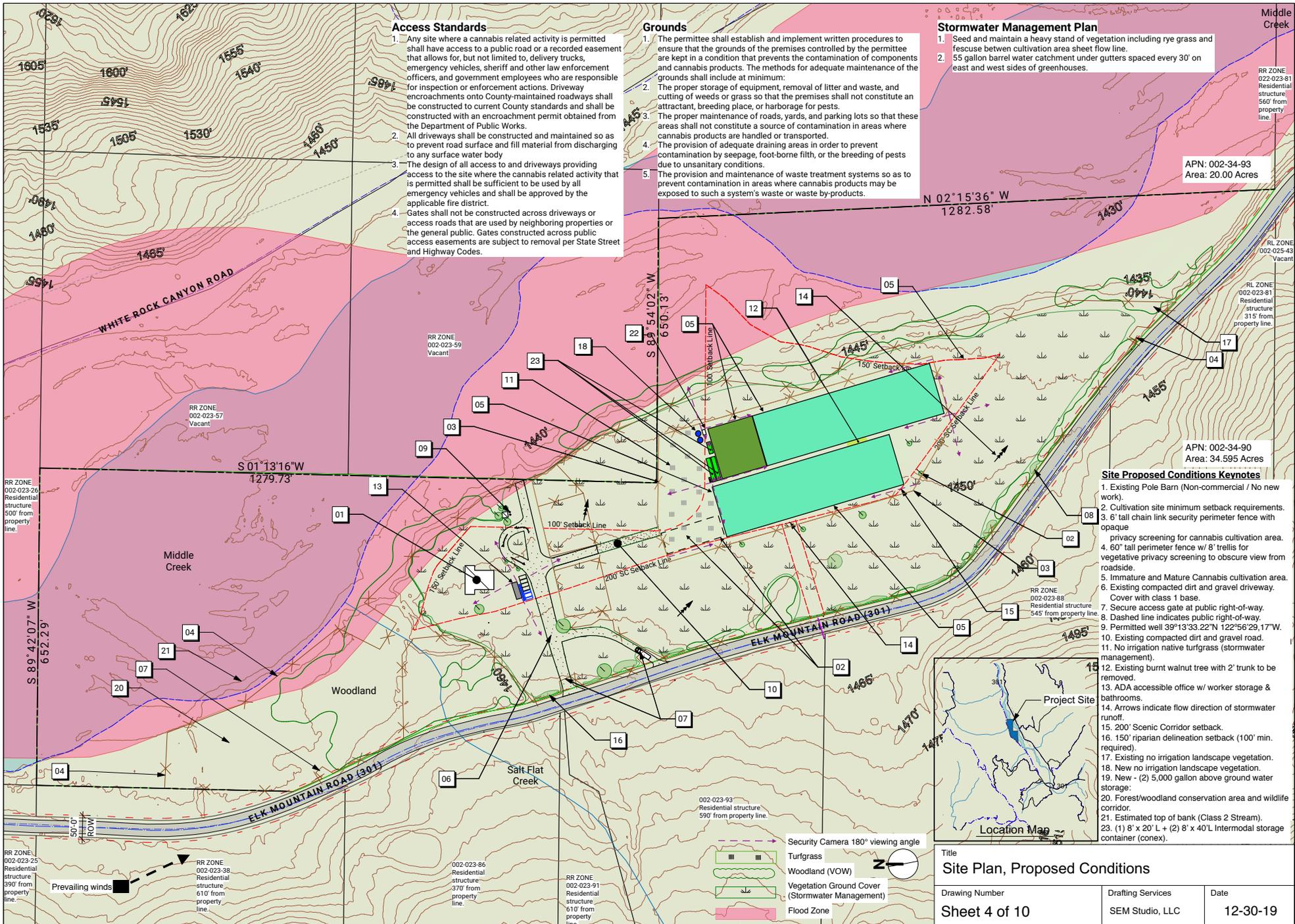
Site Existing Conditions Keynotes

1. Pole barn 24' tall peak, 3,200 Gross; 3,132 Net.
2. 12'x12'12" tall pump house.
3. 6' tall security fence with opaque privacy screening.
4. 60" tall perimeter fence.
5. Gravel driveway.
6. Wildlife corridor.
7. Secure access gate at public right-of-way.
8. Dashed line indicates public right-of-way.
9. Overhead electrical line to barn (PG&E).
10. Permitted well 39°33.22'N 122°56'2.17'W.



Title Site Plan, Existing Conditions		
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Project Owner Better Nature Farms LLC		UP 18-29

1 Site Plan, Existing Conditions
 Scale: 1:1500



Access Standards

- Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto County-maintained roadways shall be constructed to current County standards and shall be constructed with an encroachment permit obtained from the Department of Public Works.
- All driveways shall be constructed and maintained so as to prevent road surface and fill material from discharging to any surface water body
- The design of all access to and driveways providing access to the site where the cannabis related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district.
- Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes.

Grounds

- The permittee shall establish and implement written procedures to ensure that the grounds of the premises controlled by the permittee are kept in a condition that prevents the contamination of components and cannabis products. The methods for adequate maintenance of the grounds shall include at minimum:
 - The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass so that the premises shall not constitute an attractant, breeding place, or harborage for pests.
 - The proper maintenance of roads, yards, and parking lots so that these areas shall not constitute a source of contamination in areas where cannabis products are handled or transported.
 - The provision of adequate draining areas in order to prevent contamination by seepage, foot-borne filth, or the breeding of pests due to unsanitary conditions.
- The provision and maintenance of waste treatment systems so as to prevent contamination in areas where cannabis products may be exposed to such a system's waste or waste by-products.

Stormwater Management Plan

- Seed and maintain a heavy stand of vegetation including rye grass and fescue between cultivation area sheet flow line.
- 55 gallon barrel water catchment under gutters spaced every 30' on east and west sides of greenhouses.

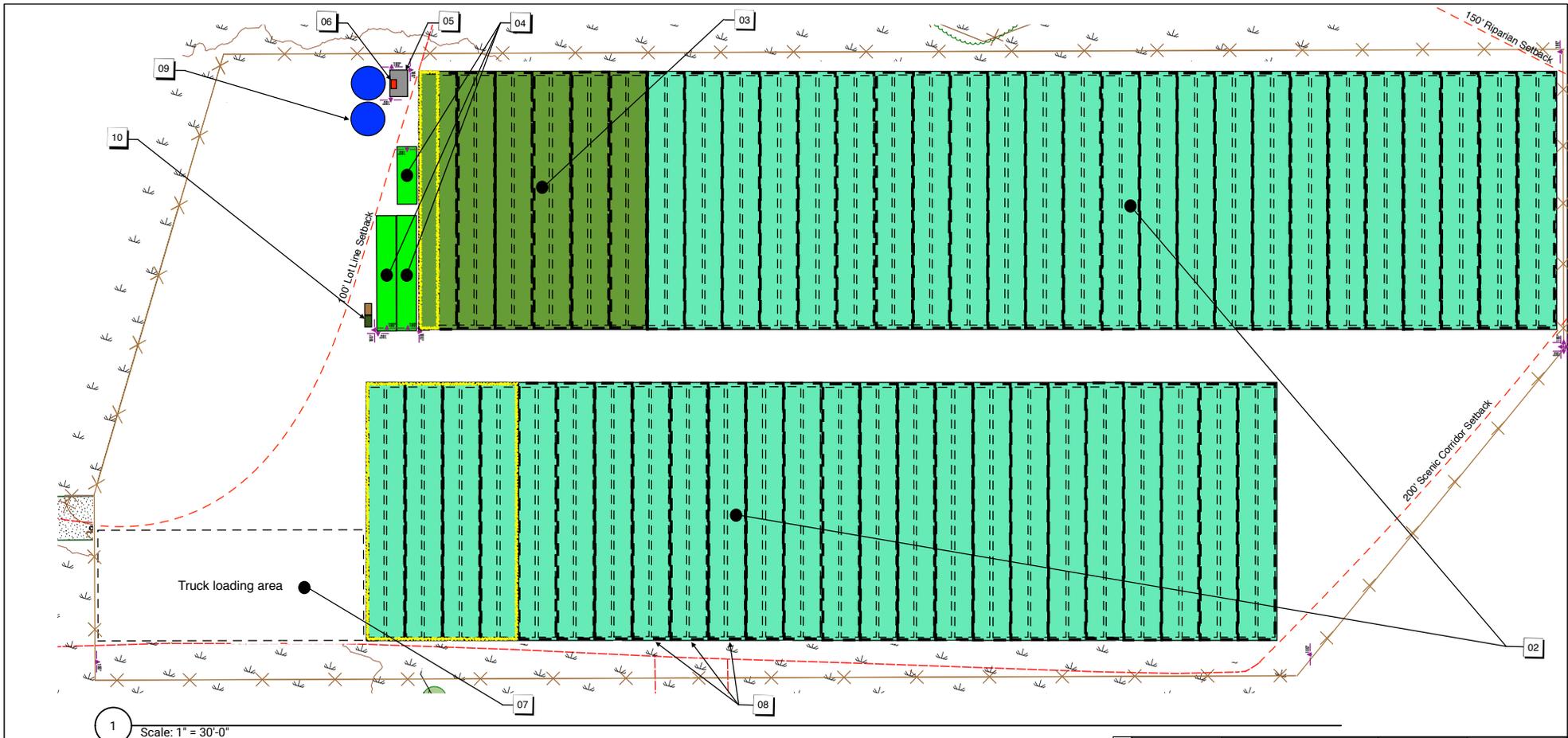
Site Proposed Conditions Keynotes

- Existing Pole Barn (Non-commercial / No new work).
- Cultivation site minimum setback requirements.
- 6' tall chain link security perimeter fence with opaque privacy screening for cannabis cultivation area.
- 60' tall perimeter fence w/ 8' trellis for vegetative privacy screening to obscure view from roadside.
- Immature and Mature Cannabis cultivation area.
- Existing compacted dirt and gravel driveway. Cover with class 1 base.
- Secure access gate at public right-of-way.
- Dashed line indicates public right-of-way.
- Permitted well 39°13'33.22"N 122°56'29.17"W.
- Existing compacted dirt and gravel road.
- No irrigation native turfgrass (stormwater management).
- Existing burnt walnut tree with 2' trunk to be removed.
- ADA accessible office w/ worker storage & bathrooms.
- Arrows indicate flow direction of stormwater runoff.
- 200' Scenic Corridor setback.
- 150' riparian delineation setback (100' min. required).
- Existing no irrigation landscape vegetation.
- New no irrigation landscape vegetation.
- New - (2) 5,000 gallon above ground water storage.
- Forest/woodland conservation area and wildlife corridor.
- Estimated top of bank (Class 2 Stream).
- (1) 8' x 20' L + (2) 8' x 40' L intermodal storage container (conex).

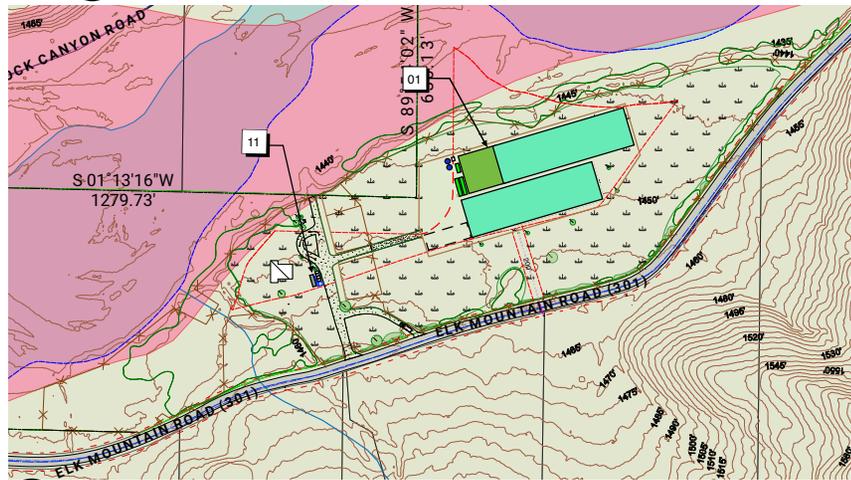


1 Site Plan, Proposed Conditions
Scale: 1:1500

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1 Scale: 1" = 30'-0"

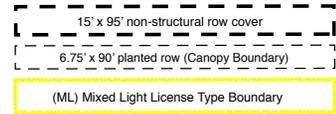


2 Cannabis Cultivation Site Scale: 1:3000

Cannabis Related Site Layout Keynotes

1. Location of Cannabis Cultivation Site.
2. (2) 360' x 95'L Mature Cannabis area.
3. 90' x 95'L Immature Cannabis area.
4. (2) 8' x 40'L + (1) 8' x 40'L Cannabis storage area.
5. 8' x 10'L Irrigation equipment & dry storage area.
6. 2' x 3'L Hazardous materials storage (Pesticide / Fertilizer).
7. Harvested Cannabis truck loading zone.
8. 15' x 95'L non-structural AG exempt row cover (no roof/walls).
9. (2) 5,000 gallon above ground water storage tanks.
10. (2) 3' x 6'L Vegetative and Universal waste storage.
11. 12' x 42' L ADA accessible administrative office & restrooms.

Notes



- Immature Cultivation Area:**
 (ML) Canopy Boundary: (2x) A - Type 1C Mixed Light = 675 sqft
 (ML) Gross floor area: (2x) A - Type 1C Mixed Light = 712.5 sqft
 (O) Canopy Boundary: A - Type 3 + A - Type 2 = 7,425 sqft
 (O) Gross floor area: A - Type 3 + A - Type 2 = 7,837.5 sqft
- Mature Cultivation Area:**
 (ML) Canopy Boundary: (2x) A - Type 1C Mixed Light = 4,860 sqft
 (ML) Gross floor area: (2x) A - Type 1C Mixed Light = 5,700 sqft
 (O) Canopy Boundary: A - Type 3 + A - Type 2 = 53,460 sqft
 (O) Gross floor area: A - Type 3 + A - Type 2 = 62,700 sqft

	Dimensions	Use	Gross Area	Net Area
Cultivation Area	(2) 360'W x 95'L	Mature cultivation area	68,400 sqft	66,895.2 sqft
	90'W x 95'L	Immature cultivation area	8,550 sqft	8,361.9 sqft
	(2) 8'W x 40'L	Cannabis storage	640 sqft	625.9 sqft
	8'W X 20'L	Cannabis storage	160 sqft	156.5 sqft
	6'W x 3'L	Vegetative waste storage	18 sqft	17.6 sqft
Non-Cultivation	3'W x 2'L	Fertilizer/pesticide storage	6 sqft	5.9 sqft
	12'W x 42'L	Office admin., storage, bath.	504 sqft	492.9 sqft
	4'W x 6'L	Non-hazardous waste storage (universal waste)	24 sqft	23.5 sqft

Title
Cannabis Related Site Layout

Drawing Number: **Sheet 6 of 10** Drawn By: SEM Studio, LLC Date: **12-30-19**

Project Owner: **Better Nature Farms LLC** **UP 18-29**

