

DROUGHT MANAGEMENT PLAN



APPLICANT

Simon Whetzel

PROJECT LOCATION

660 Junction Plaza
Clearlake, CA 95423

PROJECT PARCEL

Lake County APNs 010-055-28 and 33

PROJECT PROPERTY

Lake County APNs 010-055-28, 29, 33, 37, and 38

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INTRODUCTION

The purpose of this Drought Management Plan is to provide a plan depicting how the proposed cannabis cultivation operation will reduce water use during a declared drought emergency, to ensure both success and decreased impacts to the surrounding areas. This Drought Management Plan was written to meet the requirements of an Urgency Ordinance requiring land use applicants to provide enhanced water analysis during a declared drought emergency, approved by the Lake County Board of Supervisors on July 27th, 2021 (**Attachment A – Urgency Ordinance No. 3106**). A Hydrogeologic Assessment Report was prepared by Hurvitz Environmental Services, Inc. under the direction of Lee Hurvitz, a California-licensed Geologist and Certified Hydrogeologist, for the proposed cannabis cultivation operation (**Attachment B – Hydrogeologic Assessment Report**). The Hydrogeologic Assessment Report, combined with this Drought Management Plan, meet the requirements outlined in the Urgency Ordinance.

PROJECT DESCRIPTION

Mr. Simon Whetzel is seeking a Major Use Permit from the County of Lake for a proposed Commercial Cannabis Cultivation Operation at 660 Junction Plaza near Clearlake, CA on Lake County APNs 010-055-28 and 33 (Project Parcels). Mr. Whetzel's proposed cultivation operation would be composed of eight A-Type 3 "Medium Outdoor" cultivation areas, with a combined total canopy area of up to 348,480 ft², and four A-Type 2B "Small Mixed-Light" cultivation areas, with a total canopy area of up to 39,936 ft². Proposed ancillary facilities include a 6,000 ft² Processing Facility (proposed metal building), two 120 ft² Pesticide & Agricultural Chemicals Storage Areas (proposed wooden shed), and a 120 ft² Security Center (proposed wooden shed). The Project Property has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (WQ-2019-0001-DWQ) since October 30th, 2020 (WDID: 5S17CC429401).

The Project Property is composed of five parcels totaling approximately 431 acres (Lake County APNs 010-055-28, 29, 33, 37, and 38), all of which are owned by Mr. Whetzel. The Project Property is located approximately one mile north of the City of Clearlake, south of Highway 20 and east of Highway 53. The Project Property is accessed via Ogulin Canyon Road and private gravel and native soil surfaced access roads off of Ogulin Canyon Road. The Project Property has been improved with four groundwater wells and a small hunting cabin. Metal gates control access to the private gravel and native soil surfaced access roads of the Project Property from Ogulin Canyon Road. All water for the proposed cultivation operation would come from two existing onsite groundwater wells located at Latitude: 39.00245° and Longitude: -122.60371° and Latitude: 39.00059° and Longitude: -122.60426°.

Topography of the Project Property is undulating, with elevations that range from approximately 1,500 to 2,000 feet above mean sea level, and consisting of a series of ridgelines and valleys. An unnamed intermittent Class II watercourse and tributary of Burns Valley (NHD/DFG Water ID 116955782) flows from north to south through the western half of the Project Property, paralleling

Ogulin Canyon Road. Another unnamed intermittent Class II watercourse and tributary of Phipps Creek (NHD/DFG Water ID 156374109) flows from northwest to southeast through the eastern half of the Project Property, through Soda Canyon and into. Multiple ephemeral Class III watercourses form on the Project Property and flow into the unnamed intermittent Class II watercourses identified above.

Development of the proposed cultivation operation would require some grading and vegetation removal, including 42 mature blue oak trees (+6" DBH). Approximately 70,000 cubic yards will need to be graded to create level pads on which the proposed buildings/structures would be constructed. A 30-acre No Development Zone will be established in the western half of the Project Parcels, to mitigate for the three acres of the Blue Oak Woodland habitat disturbed as a result of developing the proposed cultivation operation. More than one hundred and twenty-six (126) Blue Oak saplings will be planted, cared for, and protected for seven years, to mitigate for the Blue Oak trees lost as a result of project/site development.

The proposed outdoor canopy area(s) will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen/mesh where necessary to screen the canopy area(s) from public view. The proposed mixed-light canopy areas would be located within ten 30' X 100' (3,000 ft²) greenhouse structures and twelve 6' X 138' (828 ft²) rudimentary hoop house structures. Locking metal gates will control access to the proposed cultivation areas, and the metal gates will be locked whenever cultivation personnel are not present. The growing medium of the proposed outdoor canopy area(s) will be native soil amended with compost. The growing medium of the proposed mixed-light canopy areas will be an imported organic soilless growing medium (composed mostly of composted forest material) in garden beds and nursery pots. Drip and micro-spray irrigation systems will be used to deliver irrigation water and to conserve water resources.

Solid waste generated from the proposed cultivation operation will be transported weekly to the Eastlake Landfill. All cannabis waste generated from the proposed cultivation operation will be chipped and composted onsite. Composted cannabis waste will be stored in a designated composting area, until it is incorporated into the growing medium of the outdoor canopy area(s), as an organic soil amendment. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) will be stored within the two proposed Pesticide & Agricultural Chemicals Storage Areas. Only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis would be used.

Up to thirty 600-watt LED horticultural lights would be installed within each of the proposed greenhouses, for supplemental light. The proposed greenhouses will be covered with a black plastic film to prevent light from escaping when artificial light is being used. A new PG&E electrical utility service connection would be needed to provide power to the proposed greenhouses and Processing Facility. Cannabis cultivated on the Project Property would be dried, trimmed, graded, and packaged within the proposed Processing Facility, then transported and transferred to licensed distribution and manufacturing facilities throughout the State of California.

DROUGHT EMERGENCY RESPONSE

The proposed cultivation operation would be composed of eight A-Type 3 “Medium Outdoor” cultivation areas, with a total combined outdoor cultivation/canopy area of up to 348,480 ft² (8 acres) and four A-Type 2B “Small Mixed-Light” cultivation areas, with a total combined canopy area of up to 39,936 ft² (0.92 acres). The proposed cultivation operation would have an estimated annual water use requirement of approximately 9,270,000 gallons (~28.45 acre-feet). The proposed outdoor canopy area(s) would be planted in early June and harvested throughout the month of October (~150-day cultivation season). Plants would be cultivated within the proposed mixed-light canopy areas year round, with minimal operations occurring during the months of January and February.

To ensure both success and decreased impacts to the surrounding areas, the proposed cannabis cultivation operation would reduce the outdoor cultivation/canopy area by 25 percent, when a drought emergency has been declared for the region. The outdoor cultivation/canopy area(s) to be left fallow will depend on when a drought emergency is declared (before or after the outdoor cultivation/canopy areas have been planted), and the preferred cultivation/canopy areas will be prioritized over less desirable cultivation/canopy areas (based on cultivation experience). This will reduce their overall outdoor cultivation/canopy area from 348,480 ft² (8 acres) to 261,360 ft² (6 acres), and will reduce the estimated annual water use requirement of the proposed cultivation operation from 9,270,000 gallons (~28.45 acre-feet) to 7,967,000 gallons (~24.45 acre-feet).

SUMMARY

In response to a Drought Emergency Declaration, the proposed outdoor cultivation/canopy area will be reduced from 8 acres to 6 acres (25 percent). This will reduce the estimated annual water use requirement of the proposed cultivation operation from 9,270,000 gallons (~28.45 acre-feet) to 7,967,000 gallons (~24.45 acre-feet). By implementing this Drought Management Plan, the proposed cannabis cultivation operation will be able to be successful while decreasing impacts to surrounding areas, and neighboring wells.