Attachment 3

CANNA FACTORY LLC
APN: 049-290-01
PROJECT DESCRIPTION
LAKE COUNTY, CA

PROPOSED COMMERCIAL CANNABIS CULTIVATION FACILITIES

PREPARED FOR:

May 2022
Updated June 2023

Property Management Plan
For
Canna Factory LLC

APN: 049-290-01

Proposed Commercial Cannabis Cultivation Facilities

Lead Agency:
Lake County Community Development Department
255 N Forbes Street
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Prepared By:

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In Consultation with:

Canna Factory LLC

May 2022

Updated June 2023

1. PROJECT DESCRIPTION

The purpose of the project location and description is to support the Site Plans submitted with a Major Use Permit application for commercial cannabis operations. The project site is comprised of APN 049-290-01 and located at 17900 Cantwell Ranch Road, Lower Lake, California. The total parcel acreage is 56.36 acres and is split zoned as Agriculture (A) and Rural Land (RL). The site is accessed by a private driveway off Cantwell Ranch Road.

> Directions to Site: The site is accessed by private driveway off Cantwell Ranch Road. From Lower Lake, CA, head south on CA-29S for 1.5 miles. Turn left onto Spruce Grove Road and continue for approximately 1.5 miles and take Cantwell Ranch Road. The private driveway will be on the left in approximately 0.2 miles.

The proposed project is to permit commercial cannabis cultivation in accordance with the Lake County Zoning Ordinance (Article 27). The proposed project is for one (1) A-Type 3 Outdoor cultivation permits for a total canopy area of up to 40,500 sq. ft. (0.93 acres) and for a Type 13 distribution license.

Cultivation in Lake County includes activity involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants.

The proposal includes the development of facilities appurtenant to cultivation, including light deprivation greenhouses, facilities for drying and curing of harvested cannabis, ancillary nursery, storage sheds, and appropriate irrigation infrastructure.

Irrigation water for the cultivation system will be provided by an existing groundwater well. Water will be pumped to water storage tanks where it will be pumped to each site using small horsepower pumps powered by a solar pumps or existing PG&E service.

The facility layout will be as follows (see Site Plans for details):

- Up to 40,500 sq. ft. of outdoor canopy area within a cultivation area of 85,000 sq. ft., within (15) 30’x100’ greenhouses for light-deprivation cannabis cultivation with approximately 3-foot of isle ways.
    - Note that no supplemental lighting is proposed; light deprivation only
- Up to 5,032 sq. ft. of harvest storage and administrative hold area within an existing 68’x74’ barn (drying and processing would occur offsite);
- Security fence around the cultivation area, 6-8 ft. high wire fences, constructed of heavy gauge wire fence (or similar), with a steel gate and padlocks;
- Cultivation will be in above-ground raised garden beds or containers (e.g., smart pots);
- Mixing tanks (plastic totes, 250 gallon) for making compost tea (liquid soil amendments or fertilizers);
- Drip irrigation system, consisting of a water storage tank, valves and filters, PVC pipe, black polyvinyl flexible tubes, drip emitters;

- A proposed 25’ x 40’ (1,000 sq. ft.) shed for storage of cultivation materials (fertilizers, pesticides, bulk amendments, hand tools, etc.)

- Irrigation water supplied via an existing groundwater well;
- Water storage in ten (10), 5,000-gallon water tanks;

- Electricity will be supplied by an existing PG&E service at the existing garage structure;
- Parking, portable restrooms with hand washing stations, and trash enclosures will be provided within or adjacent to the fenced cultivation area.

Power Source: The applicant is proposing to use PG&E to (on-grid power) power to operate the cultivation activities. Power to each greenhouse will operate the fans and motors to open and close the blackout covers. No generators are proposed to operate the greenhouses, except for backup during power outages or an emergency.

Water from the irrigation well would be pumped to approximately 10, 5,000-gallon water storage tanks using a solar powered powered pump, where water would be pumped through an above ground pipe system (aka, irrigation lines) to the cultivation area.

The generator use proposed here is solely to operate backup power in case of power outages. The cultivation of cannabis would not rely on the use of a generator.

Water Demand: The total estimated irrigation water demand, for 0.93 acres of cannabis canopy is as follows:

- Average Daily – 4,800 gpd (3.3 gpm)
- Maximum Daily (Flowering Period) – 6,500 (4.5 gpm)
- Yearly (cultivation will be a 300-day outdoor season):
    - 4.4 acre-feet per year (AFY) or 1,438,700 gallons per year

Water Source and Supply: There is one (1) existing well that will be used for irrigation (Lat/Long: 38.88231, -122.58029). The well was drilled on January 31st, 2022, to a depth of 214 ft below ground surface (bgs) and has an estimated yield of 7 gpm.

Irrigation for the cultivation operation will use water supplied by the existing permitted well. Irrigation water will be pumped from the well via PVC plumbing to ten (10) 5,000-gallon capacity water storage tanks located adjacent to the cultivation area. The total storage provided will be 50,000 gallons, or approximately 7-10 days of storage. Water from the storage tanks will be plumbed to drip irrigation systems in individual gardens. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff.

Hours/Days of Operation and Number of Employees: Operations would occur up to seven days per week with cultivation operations occurring approximately from March through November for the outdoor cultivation. Hours of operation for the proposed activities would typically be between approximately 6 am and 8 pm daily. The Lake County Zoning Ordinance restricts deliveries and pickups for cannabis cultivation operations from 9 am to 7pm Monday through Saturday and Sunday from 12 pm to 5 pm.

The approximate number of employees for the proposed project, which are based on employee numbers from similar operations, are summarized in Table 1. Seasonal employees would be contracted through a local company during planting and harvesting.

Table 1. Employee counts for the proposed project

Employees	Employees
Full-time Cultivation	3
Seasonal Cultivation	5

Access, Parking, and Traffic: The site is accessed by private road off Cantwell Ranch Road. The existing private driveway will be used to access the cultivation area. There is parking located adjacent to the existing residence, carport, and garage with a total of 5 to 10 parking spaces.

Construction traffic would occur over approximately 3 to 6 months. Larger equipment would be mobilized once at the beginning of the construction season, and out and the end of the construction season. During construction, it is expected that there would be approximately 3 to 5 construction employees, with up to approximately 10 round trips per day. Assuming an average of one (1) delivery per day, the total construction trips would be approximately 11 trips per day.

Daily traffic commutes during regular operations would be approximately six (6) trips during regular operations and up to ten (10) commutes during the peak cultivation season. Semi-weekly truck deliveries of various project-related materials would occur throughout the cultivation season (estimated approximately twice weekly). Distribution activities are expected to create two (2) trips per week. Taking a conservative approach, including an overestimation of up to one (1) daily delivery truck trip (from deliveries or distribution activities), the Project would result in up to eleven (11) trips per day from employees and truck trips during peak season.

Operation Details: Fertilizers, pesticides, and petroleum products would be stored with compatible chemicals and outside of riparian setbacks in the proposed buildings or stormproof sheds (or similar). All waste would be kept in secured areas, located at each cultivation site, and regularly hauled off-site to be disposed of properly at an appropriate waste disposal facility. Any plant waste would be chipped/mulched and spread around the cultivation areas. A trash enclosure, soil stockpile, and compost pile would be established at each cultivation area.

Each cultivation area would be fully secured with 6 to 8-foot wire deer fencing and a minimum 14-foot-wide locked gate that is wide enough to allow access for emergency vehicles.

The following erosion control measures would be followed:

- Preserve existing vegetation where required and when feasible;
- Apply temporary erosion control to exposed areas. Reapply as necessary to maintain effectiveness;

- Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain stability. Implement erosion control prior to the defined rainy season; and
- Control erosion in concentrated flow paths by applying erosion control devices.

The Canna Factory LLC is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The site was assigned WDID No. 5S17CC429387. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.