

AUTO CANNA
PROPERTY MANAGEMENT PLAN



Project Location

**21258 Morgan Valley Road
Lower Lake, CA 95457**

Project Parcels

Lake County APNs 012-069-57

Project Property

Lake County APNs 012-069-57

PROJECT DESCRIPTION

Auto Canna, LLC ("Auto Canna") is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna's proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

Development of the proposed cultivation operation will occur in two phases. The first phase will occur in 2020 under an Early Activation of Use Permit, and will not involve any grading or tree removal. The combined outdoor cultivation/canopy area proposed under Early Activation/Phase 1 will total 74,050 ft². The second phase will occur in 2021 after a Use Permit for Commercial Cannabis Cultivation has been obtained, and will require extensive grading and the removal of approximately 60 living oak trees. A 24-acre No Development Zone will be established on the Project Property, to mitigate for the eight acres of Oak Savannah habitat disturbed as a result of developing the proposed cultivation operation. Three oak trees will be planted and cared for until established, within the No Development Zone for each oak tree removed, to mitigate for their loss within the area of the proposed cultivation operation.

The Project Property is accessed from the east via a shared gravel access road that branches off of Morgan Valley Road to the north and passes for ~2.5 miles through private parcels until reaching the project parcel. A metal gate located directly adjacent to Morgan Valley Road, controls access to the shared access road. An additional locking gate will be installed on the shared access road where it enters onto the Project Parcel (main entrance), to control access to the proposed cultivation operation. This gate will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever Auto Canna personnel are not present. 6-foot woven galvanized wire fences will be erected around the proposed cultivation area(s), and privacy screen/cloth will be installed on the fences where necessary to screen the cultivation area from public view.

The 80-acre "APZ" (Agricultural Preserve Zone) Project Property is located on Sky High Ridge/Mountain, approximately 4.5 miles east of Lower Lake, CA in southeastern Lake County. The southern two-thirds of the Project Property is within the Upper Putah Creek Watershed (HUC 10), with drainages that flow south towards Soda Creek; and the northern third of the Project Property is located within the Upper Cache Creek Watershed, with drainages that flow north towards Dry Creek. There are no existing or proposed stream crossings or culverts on the

Project Property, and all proposed project disturbance will occur more than 100 feet from all surface water bodies. The previous land use of the Project Property has been cattle grazing with two small areas of legacy medicinal cannabis cultivation. The Project Property has been enrolled for coverage under the Central Valley Water Quality Control Board's Cannabis General Order R5-2015-0113 (General Order) since April 5, 2016. On June 9th, 2019, the Project Property's enrollment was migrated from the Central Valley Cannabis General Order to the Statewide Cannabis General Order as a Tier 2 Low Risk Discharger (WDID: 5S17CC417009).

The cultivation season for Auto Canna's proposed outdoor cannabis cultivation operation will begin on April 1st and end on November 15th of each year. The growing medium of Auto Canna's proposed outdoor cultivation/canopy area(s) will be an amended native soil mixture at or below grade, composed of native soil and compost. Cultivation will occur in full sunlight with no artificial lighting, and will utilize drip irrigation systems to conserve water resources. A crop advisor will oversee and advise Auto Canna's soil amendment processes and procedures. Prior to each cultivation season, representative soil samples will be collected and analyzed. The results of this analysis will be reviewed by Auto Canna's managerial staff and crop advisor to determine the types and volumes of amendments needed to achieve the desired growing medium/native soil mixture for the upcoming cultivation season. Auto Canna will cultivate mostly "autoflowering" cannabis plants (cannabis plants that switch from vegetative growth to the flowering stage with age, as opposed to being photoperiod dependent), and implement a cyclical planting and harvesting schedule.

All cannabis waste generated from Auto Canna's proposed cultivation operation will be composted on-site. Composted cannabis waste will be stored in the designated composting area of Auto Canna's cultivation operation, until it is incorporated into the soils of the cultivation area(s) as a soil amendment. Chemicals stored and used at/by Auto Canna's cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile work environment. All chemicals and tools will be securely stored inside the proposed Pesticides and Agricultural Chemicals Storage Area (120 ft² wooden building).

Auto Canna will adhere to the inventory tracking and recording requirements of the CCTT system. All staff will be trained in the requirements of the CCTT system, and at least two members of Auto Canna's managerial staff will be designated track-and-trace system administrators. The designated track-and-trace system administrators will complete an initial training provided by the California Department of Food and Agriculture and will participate in ongoing training as required. All cannabis transfers/movement will be reported through the CCTT system, and a track-and-trace system administrator will supervise all tasks with high potential for diversion/theft.

Self-Distribution

Auto Canna is seeking to obtain a Lake County Major Use Permit and Bureau of Cannabis Control License for Type 13 Cannabis Distributor Transport Only, Self-Distribution, so that they may transport cannabis from their cultivation operation to Licensed Cannabis Distribution, Processing, and Manufacturing Facilities. Before the transportation of cannabis products takes place, Auto Canna's track-and-trace system administrator will enter all required commercial cannabis activities and movements into the California Cannabis Track-and-Trace (CCTT) system. For each purchase order, an electronic shipping manifest that includes the track-and-trace unique identifier (UID) will be completed. Auto Canna will then securely transmit the manifest to the licensee that will receive the cannabis product.

For transportation of products, Auto Canna will utilize a specialty, unmarked, registered and insured vehicle for delivery to licensed manufacturers and other distributors. The vehicle will have specialty boxes/containers that are secured to the inside of the vehicle, and a vehicle alarm system that alerts law enforcement and Auto Canna managerial staff as a result of an attempted breach of the vehicle. Auto Canna will conduct daily light checks and proper/regular vehicle maintenance. Auto Canna's distribution vehicle will only travel from the Project Property to the premises of licensed cannabis processing, manufacturing, and distribution facilities, and back to the Project Property. Auto Canna's drivers will not leave the vehicle containing any product unattended in a residential area nor parked overnight in any such area. If the vehicle is left unattended (which would only be in the case of a restroom break), the vehicle will be locked and secured.

During transportation, Auto Canna's driver will maintain a physical copy of the shipping manifest, to make available should it be requested by the Bureau of Cannabis Control ("the Bureau") or law enforcement officers. Upon delivery of products, the licensee receiving the shipment will then be given the manifest and will ensure that the product received is as described in the manifest. The licensee receiving the shipment shall record acceptance and acknowledgment of the product in the CCTT system. If for some reason there is any major discrepancy identified during inventory by diversion, theft, loss, criminal activity, or alteration of records, the appropriate licensing authority and law enforcement will be notified within 24 hours of discovery.

Official Authorizations

Auto Canna, LLC authorizes the County of Lake, its agents, and employees, to seek verification of the information contained within the Use Permit Application package for the proposed cannabis cultivation operation at 21258 Morgan Valley Road Lower Lake, CA at any time before or after a Use Permit is issued. All information contained in this Use Permit Application package is currently available for viewing and will remain viewable in a physical and digital format given to the County of Lake and its agents/employees and kept at the project site.

Air Quality Management Plan

Purpose and Overview

Auto Canna, LLC (“Auto Canna”) is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna’s proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

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 Lake County 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 Powered Generator: Auto Canna’s proposed cannabis cultivation operation will not be connected to the electrical grid. All power will come from a battery bank connected to a photovoltaic solar array (primary power source) with a gasoline powered generator backup. Auto Canna will use a lightweight, low noise, compact, and fuel-efficient generator as their

backup power source, to supply power when it is not available from the photovoltaic solar array/battery bank.

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...), a utility tractor (diesel engine), and from vehicular traffic associated with staff commuting. The generation of carbon dioxide will be partially offset by the cultivation of 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 soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Fugitive dust may also be generated temporarily during the construction period.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. Auto Canna plans to cultivate mostly “Autoflowering” cannabis plants (cannabis plants that switch from vegetative growth to the flowering stage with age, as opposed to being photoperiod dependent), and to implement a cyclical planting and harvesting schedule. Cyclical planting and harvesting with autoflowering cannabis plants means that only a portion of the entire cultivation area will be composed of mature/flowering cannabis plants at any given time, significantly reducing the volume of odors generated by the cultivation area as a whole.

No significant odor impacts are anticipated from the proposed cultivation operation, due to cyclical flowering and harvesting, the limited population in the area, and the generous setbacks from public roads, property lines, and neighboring residences/outdoor activity areas. The ventilation system of the proposed Cannabis Dry & Storage Facility, in which the dry and storage of raw cannabis plant material from the proposed cultivation area(s) will occur, will be equipped with carbon filters/air scrubbers to mitigate odors emanating from the building.

Monitoring and Maintenance

All air filtration and odor mitigation equipment of the proposed cultivation operation will be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Cannabis Drying & Storage Facility will be replaced each quarter. Auto Canna’s managerial staff will log and maintain accurate records of repairs and replacements to ventilation and odor mitigation systems, and will retain records for at least three years. Annually Auto Canna’s managerial staff will review all documentation pertaining to the performance of the AQMP to determine if the risk of nuisance odors or other air contaminants are within acceptable tolerances or can be mitigated further by implementing new best management practices or advanced mechanical systems. All data and information will

be made available to Lake County and/or Lake County Air Quality Management District officials upon request.

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. Auto Canna 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. Auto Canna 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 area, processing facility, or other), then mitigation measures will be immediately implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens, servicing and/or upgrading existing odor control filtration and ventilation systems, and/or the installation of additional air pollution/odor control equipment.

Community Liaison/Emergency Contact Information

The Community Liaison/Emergency Contact for Auto Canna's cultivation operation is Mr. Kyle Williams. Mr. Williams' cell phone number is (916) 738-9431, and his email address is kwilliams@caliautocanna.com. There are two residences within 1,000 feet of the Project Property, located at 21262 Morgan Valley Road (Lake County APN 012-069-58) and 21242 Morgan Valley Road (Lake County APN 012-069-08). The owners and residents of all properties within 1000 feet of the Project Property will receive Mr. Williams' contact information before development of the proposed cultivation operation occurs.

Cultural Resources Protection Plan

Purpose and Overview

Auto Canna, LLC ("Auto Canna") is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna's proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

This Cultural Resources Protection Plan (CRPP) is intended to protect the cultural, historical, archaeological, and paleontological resources of the Project Property. In-line with the goals of Lake County, this CRPP includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to Lake County and the proper local agencies. This CRPP includes procedures that Auto Canna's staff will be required to follow if cultural, historical, archaeological, or paleontological resources are found on the Project Property.

Cultural Resources Evaluation

On June 5th, 2019, a Cultural Resources Investigation/Study was completed for the area of the proposed cultivation operation by Registered Professional Archaeologist and Ph.D in Archaeology Dr. John Parker. The purpose of the investigation was to locate, describe, and evaluate any archaeological or historical resources that may be present in the area. Additionally, the Archaeologist was to assess the impact that might occur as a result of ground disturbing activities associated with cannabis production. Background research conducted prior to the field inspection, indicated that no cultural sites had been recorded within ¼ mile of the project area. Three isolated prehistoric artifacts were discovered during the field inspection, however, these do not meet the criteria necessary to be considered "significant" historic resources for the purpose of the California Environmental Quality Act (CEQA). As no "significant" historic resources were discovered within the project area, it is recommended that the proposed project be approved as planned.

If Cultural, Historical, Archaeological, or Paleontological Resources are Discovered

If any cultural, historical, archaeological, or paleontological resources are discovered, Auto Canna will halt all activity in the vicinity of the “find” and will immediately notify a qualified archaeologist. If necessary, mitigation measures/procedures will be implemented as prescribed by the qualified archaeologist. Should any human remains be encountered, they will be treated in accordance with Public Resources Code Section 5097.98.

Biological Protection and Oak Savannah Habitat Preservation

Purpose and Overview

Auto Canna, LLC ("Auto Canna") is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna's proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

A Biological Resource Assessment of the Project Property was prepared by Pinecrest Environmental Consulting and completed on May 25th, 2019 for Auto Canna's proposed cannabis cultivation operation (attached). Auto Canna will implement the Cannabis Cultivation Best Management Practices outlined in Appendix D of the Biological Resource Assessment to ensure that development and operation of the proposed cultivation operation has no impact on sensitive species or habitats. Development of Auto Canna's proposed cultivation operation will disturb approximately eight acres of Oak Savannah habitat, and will result in the removal of approximately 60 living oak trees. To offset/compensate for the impacts associated with this disturbance and oak tree removal, Auto Canna will adhere to the measures prescribed/outlined in the Oak Savannah Habitat Protection and Replacement Plan (below).

Oak Savannah Habitat Protection and Replacement Plan

Auto Canna's proposed cannabis cultivation operation will be established in an area of the Project Property characterized as Oak Savannah. Three types of oak tree inhabit the Project Property in the area the proposed cultivation operation: Black oak (*Quercus kelloggii*), Interior live oak (*Quercus wislizeni*), and Oregon oak (*Quercus garryana*). In 2015, the Rocky Fire swept through the Project Property, burning so hot that most of the oak trees on the Project Property later died as a result. However, a collection of oak trees along the ridge where Auto Canna's proposed cultivation operation is to be located survived the Rocky Fire and its aftermath. Auto Canna's proposed cultivation operation will disturb an area of approximately eight acres in size, that contains approximately 60 living oak trees.

Within 7 days prior to commencement of any ground disturbing activities or tree removal, Auto Canna will hire a Qualified Biologist (or Biologists) to perform pre-construction special-status species, migratory bird, and tree cavity surveys in the proposed Project Area and an appropriate buffer zone around the Project Area. A report documenting these surveys will be prepared by the Qualified Biologist and submitted to the Lake County Community Development Department to demonstrate compliance with this Oak Tree Protection and Replacement Plan and the Cannabis Cultivation Best Management Practices outlined in Appendix D of the attached Biological Resource Assessment.

Compensation Measures and No Development Zone

A 24-acre No Development Zone will be established in the southern half of the Project Property, to mitigate for the eight acres of Oak Savannah habitat that will be disturbed as a result of developing the proposed cultivation operation. Three oak trees will be planted, protected and cared for until established, within the No Development Zone for each oak tree removed, to mitigate for their loss within the area of the proposed cultivation operation. The species composition of the oak trees that Auto Canna plants will be comparable to the species removed, and only the three oak species that currently exist on the property will be planted. Auto Canna will establish drip irrigation systems to irrigate the planted oak trees and ensure their survival until they can become established and survive naturally. Auto Canna will consult with a Qualified Arborist certified by the International Society of Arboriculture each year for the first three years, or until the Qualified Arborist determines that the planted oak trees are established to a point where they can survive naturally, to advise on care and protection of oak trees across the Project Property.

Monitoring and Reporting

Each year in their annual Performance Review Report, Auto Canna will include a section dedicated to their Oak Savannah Habitat Protection and Replacement Plan. This section will quantify the survival rate of the trees planted in the designated No Development Zone, and describe measures taken throughout the year to insure their survival and protection. This section will also include any documentation and/or recommendations provided by their Qualified Arborist that year. Auto Canna will also provide photos demonstrating that they are implementing this Oak Savannah Habitat Protection and Replacement Plan, and to support their survival metrics.

Grounds

Purpose and Overview

Auto Canna, LLC (“Auto Canna”) is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna’s proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

The Grounds section of this Property Management Plan is intended to ensure that the Project Property is well maintained in order to prevent the buildup of pests and bacteria, eliminating the chance that potential problems could arise and create health problems or contaminate the environment. Information in this section will be pertinent to meeting the standards of Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance, which protects the health, safety, and welfare of the county and its residents. The Grounds section will outline the proper storage and maintenance procedures implemented in conjunction with this project, keeping the premises clean and preventing any potential contamination that could stem from the equipment or substances used. The Grounds section is designed to outline the operating procedures for the proposed commercial cannabis cultivation operations to ensure compliance with the use permit(s), protect the public health, safety and welfare, as well as the natural environment of Lake County. This section provides information on adequate maintenance of the property, roads, waste, drainage, as well as the storage of chemicals stored and used onsite. Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance

Chemicals Storage and Effluent

Chemicals to be stored and used at/by Auto Canna’s cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile work environment. All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer’s original containers/packaging and undercover inside the secure proposed Pesticides and Agricultural

Chemicals Storage Area/Building. Petroleum products will be stored at least 100 feet from surface water bodies, under cover and in State of California-approved containers with secondary containment and separate from pesticides and fertilizers within the proposed Pesticides and Agricultural Chemicals Storage Area/Building. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Cannabis Drying & Storage Facility. Spill containment and cleanup equipment will be maintained within the proposed Cannabis Drying & Storage Facility and Pesticides and Agricultural Chemicals Storage Area/Building for use in the event of a spill or leak. No effluent is expected to be produced by the proposed cultivation operation.

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 workday 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. The Project Property will be mowed and trimmed regularly around the cultivation operations, to ensure safe and sanitary working conditions. Access roads and parking areas of the Project Property 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 the access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be maintained onsite and serviced regularly, and will be made available whenever staff are onsite.

Security Management Plan

Purpose and Overview

Auto Canna, LLC (“Auto Canna”) is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna’s proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

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 are/will be implemented at the existing/proposed cultivation operation to prevent unauthorized access and theft or diversion of cannabis, a description of the proposed video surveillance system, and protocols that Auto Canna follows to ensure overall site security. This SMP is also designed to be compliant with the Emergency Regulations for Cannabis Cultivation, authored by CDFA’s CalCannabis Licensing programs, as well as the regulations established by the California Department of Public Health for state-licensed cannabis businesses.

Secured Entry and Access

The proposed property is accessed from the east side of the parcel, via a shared private gravel road that branches off of Morgan Valley Road to the north and passes for ~2.5 miles through private parcels until reaching the project parcel. A metal gate located directly adjacent to Morgan Valley Road, controls access to the shared private access road. An additional locking metal gate will be installed on the shared private access road where it enters onto the Project Parcel (main entrance), to control access to the proposed cultivation operation. This gate will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever Auto Canna personnel are not present onsite.

6-foot woven galvanized wire fences will be erected around the proposed cultivation area(s). 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 Auto Canna personnel are not present. All gates will be secured with heavy duty chains and commercial grade padlocks. Only approved Auto Canna managerial staff are able to unlock the gates on the Project Property.

A 100-foot defensible space (vegetation management) will be established and maintained around the proposed cultivation operation for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms will be installed at the main entrance 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 area(s), and at the main entrance to the Project Parcel. 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 Auto Canna managerial staff immediately if/when suspicious activity is detected. Auto Canna managerial staff will investigate the suspicious activity for potential threats, issues, or concerns. Auto Canna will contact the Lake County Sheriff's Office immediately if/when a threat is detected.

When a visitor arrives at the existing/proposed cultivation operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of Auto Canna'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.

Diversion/Theft Prevention

All Auto Canna personnel will be required to undergo a criminal background check. 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.

Auto Canna 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 two members of Auto Canna's managerial staff will be designated track-and-trace system administrators. 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. Auto Canna 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. Auto Canna 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 Auto Canna's annual Performance Review Report.

The Community Liaison/Emergency Contact for Auto Canna's cultivation operation is Mr. Kyle Williams. Mr. Williams' cell phone number is (916) 738-9431, and his email address is kwilliams@caliautocanna.com.

Video Surveillance

Auto Canna will use a 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 color capable. All exterior cameras will be waterproof, and all interior cameras will be moisture proof. Cameras monitoring the perimeter of the cultivation/canopy areas will be equipped with thermal technology. The CCTV system will feed into a monitoring and recording station in the proposed Security Building, where video from the CCTV system will be digitally recorded. Video management software of the monitoring and recording station will be capable of integrating cameras of the CCTV system with door alarms, and will be equipped with a failure notification system that immediately notifies Auto Canna's managerial staff of any interruptions or failures. All cameras of the CCTV system will operate continuously 24 hours a day, 7 days a week. All recordings will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape.

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

- Entryways to the Project Property, cultivation area(s), Security Building, and Cannabis Drying & Storage Facility,
- Perimeter of the cultivation/canopy areas,
- The monitoring and recording station within the proposed Security Building,
- Interior of the proposed Cannabis Drying & Storage Facility and Security Building.

Storm Water Management Plan

Purpose and Overview

Auto Canna, LLC (“Auto Canna”) is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna’s proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

The intent/purpose of this Storm Water Management Plan is to protect the water quality of the surface water and stormwater management systems managed by Lake County, and to evaluate the impact on downstream property owners. Auto Canna’s proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 5,240 ft², or less than 0.2% of the Project Parcel, through the development of a 5,000 ft² Cannabis Drying & Storage Facility (metal building), a 120 ft² Pesticides and Agricultural Chemicals Storage Area/Building, and a 120 ft² Security Building. Auto Canna’s proposed outdoor cultivation areas will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site.

Auto Canna 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 80-acre Project Property is located on Sky High Ridge/Mountain, approximately 4.5 miles east of Lower Lake, CA in southeastern Lake County. The southern two-thirds of the Project Property is within the Upper Putah Creek Watershed (HUC 10), with drainages that flow southwest towards Soda Creek; and the northern third of the Project Property is located within the Upper Cache Creek Watershed (HUC 10), with drainages that flow northwest towards Dry Creek. There are no existing or proposed stream crossings or culverts on the Project Property, and all proposed project disturbance will occur more than 100 feet from all surface water bodies. Soda Creek flows under Sky High Ridge Road via a metal bridge approximately 1.5 miles downstream of the proposed cultivation operation, and under Morgan Valley Road via a concrete bridge approximately 1.75 miles downstream of the Project Property. There are no Lake County maintained drainage or conveyance systems, public bridges, or culverted watercourse crossings downstream from the proposed cultivation operation within Upper Cache Creek Watershed.

Ground Disturbance and Grading

Soils of the Project Property in the area of the proposed cultivation operation are identified as Skyhigh-Millsholm loams by the NRCS Web Soil Survey (attached), and characterized as well-drained clay loams within Hydrologic Soil Group D. Auto Canna's proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 5,240 ft², or less than 0.2% of the Project Parcel, through the development of a 5,000 ft² Cannabis Drying & Storage Facility (metal building), a 120 ft² Pesticides and Agricultural Chemicals Storage Area/Building, and a 120 ft² Security Building. Auto Canna's proposed outdoor cultivation areas will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site.

Development of Auto Canna's proposed cultivation operation will disturb an area of approximately eight acres in size, and will require the movement of more than 20,000 cubic yards of earthen material (please see attached Grading and Erosion Control Plans). All grading activities will be conducted by a California-licensed General Engineering Contractor. A California-licensed Civil Engineer will oversee all grading activities and the implementation of erosion and sediment control measures. A 24-acre No Development Zone will be established in the southern half of the Project Property, to mitigate for the eight acres of Oak Savannah habitat that will be disturbed as a result of developing the proposed cultivation operation.

Stormwater Management Measures

Auto Canna proposes to increase the impervious surface area of the Project Parcel by 5,240 ft², or less than 0.2% of the Project Parcel, through the development of a 5,000 ft² Cannabis Drying & Storage Facility (metal building), a 120 ft² Pesticides and Agricultural Chemicals Storage Area/Building, and a 120 ft² Security Building. All structures will be located more than 100 feet from surface water bodies, and stormwater runoff from the structures will be discharged to the

well-vegetated buffers surrounding the proposed cultivation operation, to filter pollutants and to promote stormwater retention and infiltration.

The proposed outdoor canopy area will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site. Well-vegetated buffers (minimum 100 feet) will be maintained around the proposed cultivation areas 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.

Erosion and Sediment Control Measures

Well-vegetated buffers will be maintained around the proposed cultivation operation. Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil prior to November 15th of each year at a rate of two tons per acre, until permanent stabilization has been achieved. Straw wattles will be installed and maintained throughout the proposed cultivation operation per the attached Erosion and Sediment Control 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. Auto Canna's Site Manager will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code.

Regulatory Compliance

The Project Property was enrolled for coverage under the Central Valley Water Quality Control Board's Cannabis General Order R5-2015-0113 (General Order) on April 5, 2016. On June 9th, 2019, the Project Property's enrollment was migrated from the Central Valley Cannabis General Order to the Statewide Cannabis General Order as a Tier 2 Low Risk Discharger (WDID: 5S17CC417009). 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). Development of Auto Canna's 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.

Monitoring and Reporting Program

The following are the Monitoring and Reporting Requirements for Auto Canna's 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."

Auto Canna will adhere to these monitoring requirements to maintain compliance with the Cannabis General Order and will be happy to provide a copy of their 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 Auto Canna’s proposed cannabis cultivation operation will be limited to cannabis plant 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 Manufacturers and Retailers. Auto Canna anticipates that the proposed cannabis cultivation operation will generate less than 400 pounds of dried cannabis waste each cultivation season (April 1st through November 15th). All cannabis waste will be composted onsite.

Cannabis Waste Composting

All cannabis waste generated from Auto Canna’s 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 into plastic containers under video surveillance within the proposed Cannabis Drying & Storage Facility. When a plastic container is full, it will be weighed, then its contents will be dumped in the designated composting area. In the designated composting area, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation area as a soil amendment.

Cannabis Waste Records/Documentation

Cannabis waste generated from Auto Canna’s 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. Auto Canna 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

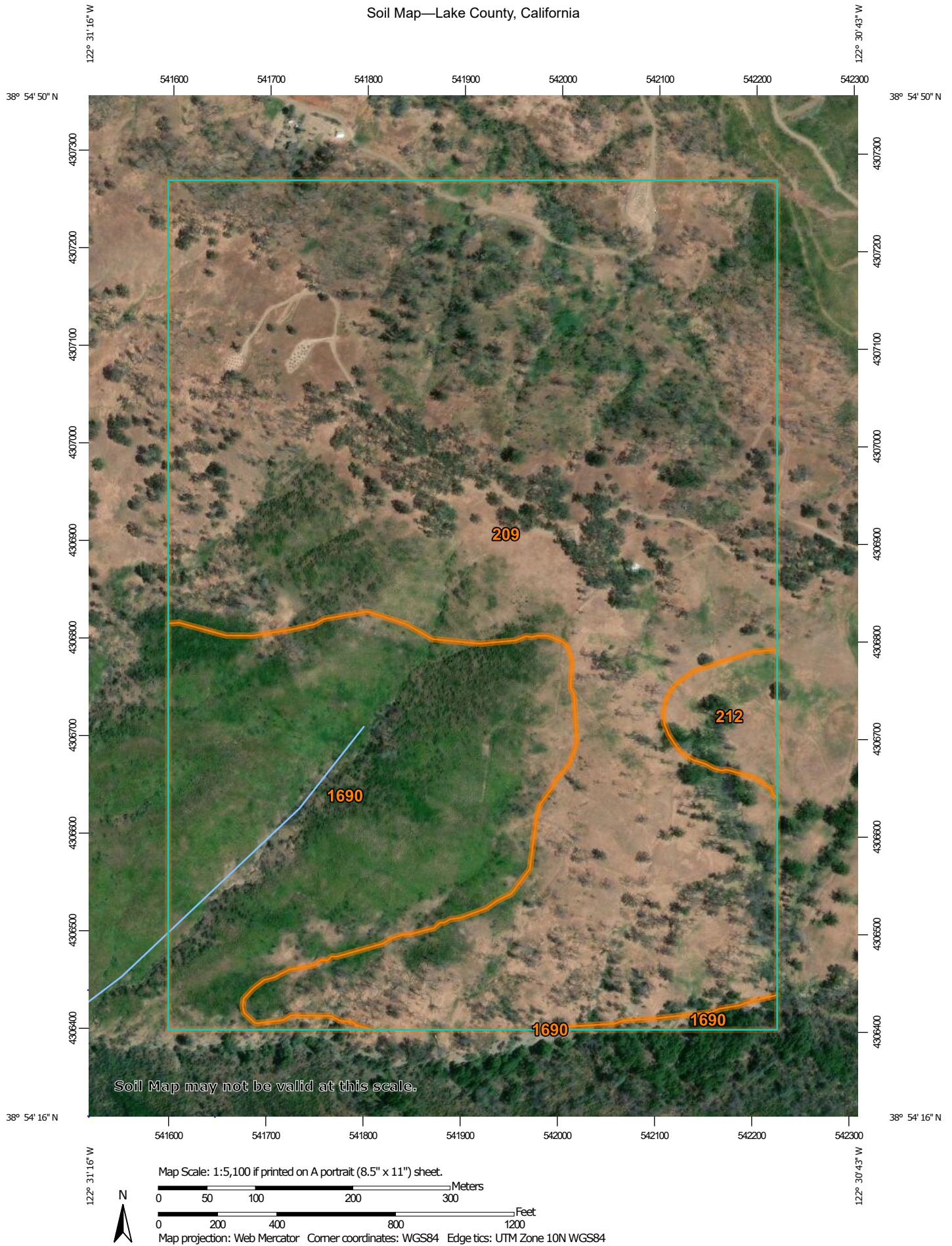
Growing Medium Overview

The growing medium of Auto Canna's proposed outdoor canopy area(s) will be an amended native soil mixture at or below grade, composed of native soil and compost. Cultivation will occur in full sunlight with no artificial lighting, and will utilize drip irrigation systems to conserve water resources. A crop advisor will oversee and advise Auto Canna's soil amendment processes and procedures. Prior to each cultivation season, representative soil samples will be collected and analyzed. The results of this analysis will be reviewed by Auto Canna's managerial staff and crop advisor to determine the types and volumes of amendments needed to achieve the desired growing medium/native soil mixture for the upcoming cultivation season.

Growing Medium Waste


There will be no growing medium waste generated from Auto Canna's proposed cultivation operation. The amended native soil mixture will be analyzed, amended, and reused each year/cultivation season. In the event of a root and/or soil born pest infestation, the infested soil will be thoroughly 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.

Soil Map—Lake County, California



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

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 16, Sep 16, 2019

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

Date(s) aerial images were photographed: Sep 18, 2016—Nov 4, 2017

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
209	Skyhigh-Millsholm loams, 15 to 50 percent slopes	98.3	72.6%
212	Skyhigh-Sleeper-Millsholm association, 30 to 50 percent slopes	3.0	2.2%
1690	Maymen-Etsel-Snook complex, 30 to 75 percent slopes, low ffd	34.0	25.1%
Totals for Area of Interest		135.3	100.0%

Water Use Management Plan

Purpose and Overview

Auto Canna, LLC (“Auto Canna”) is seeking a Major Use Permit from the County of Lake Community Development Department for a proposed Outdoor Commercial Cannabis Cultivation Operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County APN 012-069-57 (Project Property). Auto Canna’s proposed cultivation operation will be composed of eleven 10,000 ft² outdoor cultivation/canopy areas, a 1-acre (43,560 ft²) cultivation/canopy area, and a 5,000 ft² Cannabis Drying & Storage Facility (proposed metal building), for a total combined outdoor cultivation/canopy area of 153,560 ft². Existing improvements on the Project Property include a groundwater well with a solar powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and a native soil surfaced access road. Proposed ancillary facilities include seven additional 5,000-gallon plastic water storage tanks, a gravel access road, a 120 ft² wooden Pesticides and Agricultural Chemicals Storage Area/Building, a 120 ft² wooden Security Building, and a 5,000 ft² Cannabis Drying & Storage Facility (accessory Ag structure) with a roof-mounted photovoltaic solar array.

This Water Use Management Plan 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 Water Use Management Plan focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices.

Description of Water Resources

Surface Water

The 80-acre Project Property is located on Sky High Ridge/Mountain, approximately 4.5 miles east of Lower Lake, CA in southeastern Lake County. The southern two-thirds of the Project Property is within the Upper Putah Creek Watershed (HUC 10), while the northern third is within the Upper Cache Creek Watershed (HUC 10). Six ephemeral Class III watercourses form in the southern two-thirds of the Project Property, and flow south west into unnamed ephemeral tributaries of Soda Creek, an intermittent Class II watercourse. Four ephemeral Class III watercourses form in the northern third of the Project Property, and flow north into unnamed ephemeral tributaries of Dry Creek, an intermittent Class II watercourse.

Groundwater

Soils of the Project Property are identified as Skyhigh-Millsholm loams and the Maymen-Etsel-Snook complex by the NRCS Web Soil Survey (attached). Skyhigh-Millsholm loams are characterized as well drained clay loams derived from weathered sedimentary rock. The Maymen-Etsel-Snook complex is characterized as somewhat excessively drained gravelly loam derived from sandstone and shale parent material. The soils of the existing/proposed cultivation area(s) are Still loams with less than 15 percent slopes. The United States Geological Survey Map of the Santa Rosa Quadrangle defines the area in the vicinity of the Project area as the Lower Cretaceous-Upper Jurassic Great Valley Sequence, composed mostly of marine mudstones, siltstones, sandstones, and conglomerate. The Project Property is not located within any of the 13 groundwater basins/source areas identified in the 2006 Lake County Groundwater Management Plan. There is a Lake County Environmental Health Division permitted well on the Project Property, located at Latitude 38.910435° and Longitude - 122.516293°, that was drilled in 2013 to a depth of 220 feet through clay, shale, and sandstone, and has an estimated yield of more than 100 gallons per minute (please see attached Well Completion Report).

Water Sources and Storage

Water will be provided to Auto Canna's proposed cultivation operation from an existing groundwater well with a solar powered pump, located at Latitude 38.910435° and Longitude - 122.516293°. The well was drilled in 2013 to a depth of 220 feet and has an estimated yield of more than 100 gallons per minute (please see attached Well Completion Report). There is currently a 5,000-gallon heavy-duty plastic water storage tank on the Project Property. Auto Canna will establish seven additional 5,000-gallon heavy-duty plastic water storage tank on the Project Property, to provide additional stored water capacity for irrigation and fire suppression purposes/uses.

Water Resources Protection

Auto Canna 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 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.

Water Conservation

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

- Auto Canna staff will regularly inspect their entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.
- Auto Canna will apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.
- Auto Canna will implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).
- Auto Canna will 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 area(s).

Irrigation

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."

Auto Canna's cultivation practices are most similar to commercial tomato or hops production with an estimated water use requirement of 20 inches per year. Auto Canna's total combined proposed cannabis canopy area is 153,560 ft², with an expected total annual water use requirement of 5.875 acre-feet or 1,914,512 gallons. The cultivation season for Auto Canna's proposed outdoor cannabis cultivation operation will begin in April 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.

April	May	June	July	Aug	Sept	Oct	Nov
81,470	162,925	325,850	325,850	325,850	325,850	244,390	81,470
0.25	0.5	1	1	1	1	0.75	0.25

Irrigation water for the proposed cultivation operation, will be pumped from the well to eight proposed 5,000-gallon water storage tanks located adjacent to the proposed cultivation area(s), via an HDPE water supply line. The water storage tanks will be equipped with float valves to shut off the flow of water from the well and prevent the overflow and runoff of irrigation water when full. An HDPE water supply line will be run from the water storage tanks to the irrigation systems of each proposed cultivation area. 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. Auto Canna staff 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 area(s) will be composed of buried PVC piping, black poly tubing, and drip tapes/lines.

Water Availability Analysis

Auto Canna's existing groundwater well can produce more than 100 gallons per minute, and Auto Canna will establish 40,000 gallons of water storage capacity for the proposed cannabis cultivation operation. With an estimated yield of more than 100 gallons per minute, Auto Canna's existing groundwater well could theoretically produce ~144,000 gallons per day. A cannabis cultivation operation (Morgan Valley Ventures located at 22800 Morgan Valley Road) that uses the same cultivation methods as those that Auto Canna is proposing and located within five miles of the Project Property, used 237,034 gallons of water to irrigate/cultivate one acre of cannabis in 2018, starting in July and finishing in November (short 5-month cultivation season). Based on this empirical data, we can confidently estimate that ~380,000 gallons will be needed to irrigate an acre of cannabis over the course of a full 8-month cultivation season. Auto Canna proposed outdoor cultivation/canopy area totals 153,560 ft² or 3.53 acres of cannabis. Therefore, we can confidently estimate that Auto Canna will need ~1,341,400 gallons of water per year for the proposed cultivation operation.

The estimated maximum daily water demand for Auto Canna's proposed cultivation operation is less than 12,000 gallons. To supply 12,000 gallons per day, Auto Canna's groundwater well (water source) would need to be able to produce $8\frac{1}{3}$ gallons per minute. Auto Canna's existing groundwater well can produce over 100 gallons per minute. Therefore, we can confidently state that Auto Canna's existing groundwater well with the proposed water storage capacity, should be able to produce more water than Auto Canna's proposed cultivation operation will need.

Monitoring and Reporting

A 1-inch NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities have been installed on Auto Canna's existing groundwater well. 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 associated with each cultivation area. Auto Canna staff will record daily water meter readings, and will maintain those records onsite for a minimum of five years. Auto Canna will make those records available to Water Boards, CDFW, and Lake County staff upon request.

Site Photos



Existing Native Soil Surfaced Access Road and Entrance to Project Property



Existing Legacy Collective Cannabis Cultivation Area and Area of Proposed 10,000 ft² Outdoor Cultivation/Canopy Areas (to be established during Phase 2)



Existing Legacy Collective Cannabis Cultivation Area



Area of Proposed 1-Acre Outdoor Cultivation/Canopy Area



Area of Proposed 1-Acre Outdoor Cultivation/Canopy Area



Area of Proposed 10,000 ft² Outdoor Cultivation/Canopy Area (to be established during Phase 1)



Area of Proposed 10,000 ft² Outdoor Cultivation/Canopy Area (to be established during Phase 2)



Area of Proposed 10,000 ft² Outdoor Cultivation/Canopy Area (to be established during Phase 2)