

VISIBILITY SURVEY REPORT



Pacific Cann, Inc.
9141 Highway 175, Kelseyville, CA 95451
Lake County APN 011-060-01

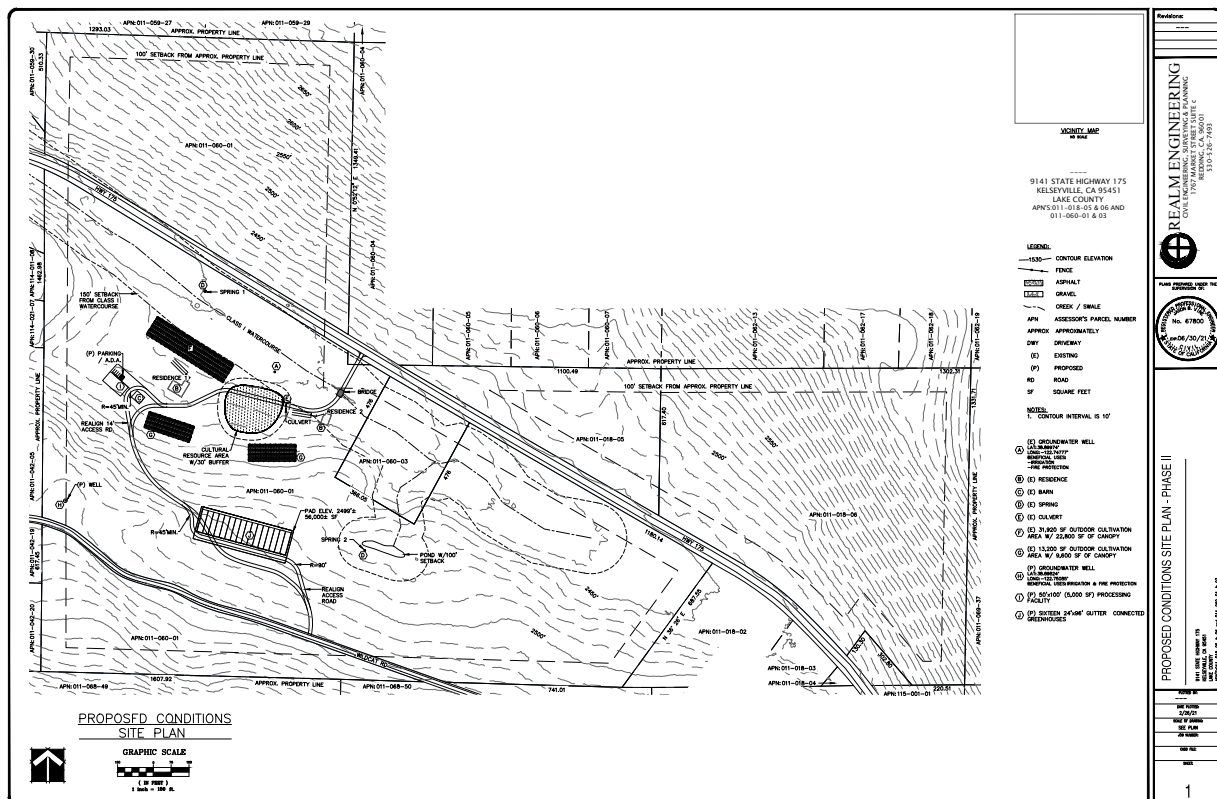
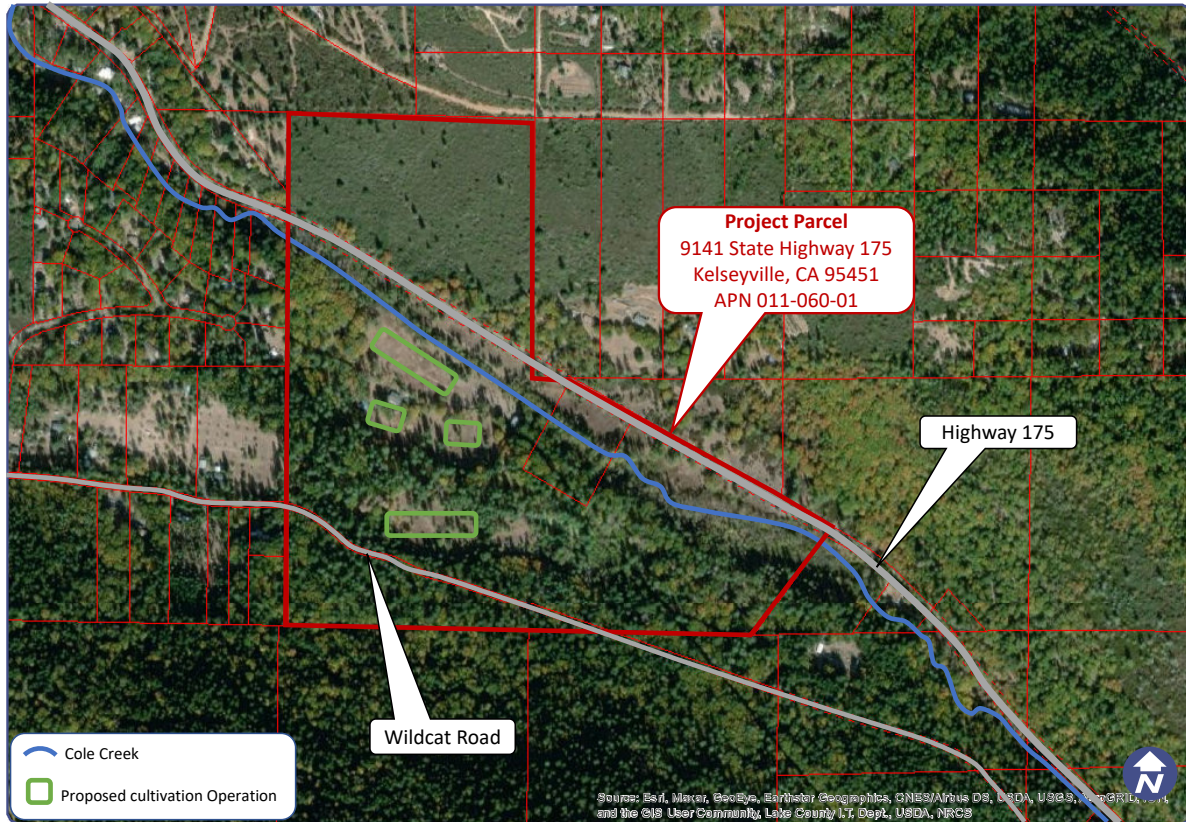
INTRODUCTION

The purpose of this Visibility Survey Report is to identify and describe visual/aesthetic impacts that would occur as a result of development and operation of Pacific Cann, Inc.'s proposed commercial cannabis cultivation operation. This Visibility Survey Report has been prepared in accordance with the Scenic Combining District – Visibility Survey Memorandum from Director Mary Darby to the Lake County Community Development Department, dated February 28, 2022.

PROJECT DESCRIPTION

Pacific Cann, Inc. (Pacific Cann) is seeking a Major Use Permit from the County of Lake, for a proposed commercial cannabis cultivation operation at 9141 State Highway 175 near Kelseyville, California on Lake County APN 011-060-01 (Project Parcel). The 103-acre Rural Lands-zoned Project Parcel is located along Highway 175, within the Cole Creek Watershed (HUC 12), in southern Lake County, CA. The Project Parcel is accessed via a private gravel access road that connects Wildcat Road and Highway 175 through the Project Parcel. Current and past land uses of the Project Property are/were extensive agriculture and rural residences. The Project Parcel has been improved with a groundwater well, a barn, and two residences. The proposed cultivation operation would be established in three areas of the Project Parcel that currently support annual grassland and mixed oak woodland habitats (**Figure 1 - Aerial Image of Project Parcel**).

The proposed commercial cannabis cultivation operation will be composed of a 31,920 ft² outdoor cultivation area (with 22,800 ft² of cannabis canopy), two 13,200 ft² outdoor cultivation areas (each with 9,600 ft² of cannabis canopy), sixteen 2,304 ft² mixed-light cultivation areas/greenhouses (each with up to 1,875 ft² of cannabis canopy), a 5,000 ft² Processing Building/Facility, and a 2,000 ft² barn that will be used as a Security Center and Pesticides & Agricultural Chemicals Storage Area (**Figure 2 - Proposed Conditions Site Plan**). The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems. The proposed mixed-light cultivation areas will be established within gutter-connected greenhouse structures composed of steel frames with polycarbonate glaze on concrete foundations, equipped with light deprivation curtains and light traps, horticultural lights, and dehumidifiers. Pacific Cann proposes to install sixteen 600-watt horticultural lights within each of the proposed greenhouse structures, for supplemental light. The greenhouse structures shall be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used.



SCENIC COMBINING DISTRICTS

In Lake County, Districts (Base Zoning and Combining Districts) are established by Article 3 of the Lake County Zoning Ordinance. Article 3 establishes the various base zoning and combining district designations, and uses Sectional District Maps to identify the location and boundaries of each district. Regulations for Scenic Combining Districts are established by Article 34 of the Lake County Zoning Ordinance. The Project Parcel is subject to a Scenic Combining District identified in the Cobb Mountain Area Plan and associated with Highway/State Route 175. The Lake County General Plan identifies Highway 175 as a potential scenic highway, and the Cobb Mountain Area Plan provides a scenic protection program for State Route 175 through the entire planning area.

Cobb Mountain Area Plan Scenic Protection Program for Highway 175:

State Route 175 provides many different rural and mountain viewsheds as it traverses the planning area. Spectacular views of most major peaks in southern Lake County, including Cobb Mountain, are afforded along this route. This viewshed should be protected by including ridge lines when practicable. The county should also consider pursuing state scenic highway status for this state highway.

SCENIC RESOURCE EVALUATION

All project sites located entirely or partially within a Scenic Combining District must be reviewed for the presence of scenic resources through a visibility survey. The goal is to examine the project limits, determine if scenic resources exist within those limits including the project viewshed, and whether they will be impacted by the proposal. Impact assessment should also determine if views of scenic resources will be obstructed. To adequately determine the presence of scenic resources, a Scenic Resource Evaluation (SRE) should be based on an evaluation of the public's anticipated perception of the existing resource and its visual setting.

The SRE section of the visibility survey considers the site-specific visual and historic context, anticipated sensitivity of identified viewers, and the extent of visibility. As part of the SRE, three primary actions are performed:

- Research - An understanding is developed of the proposed project, community values expressed in applicable planning documents, and of relevant project history.
- Field Review - Investigation of the project setting and an inventory of existing visual features as well as proposed project element locations, viewer groups, and probable affects is conducted.
- Synthesis - The research and field data is analyzed to determine whether a scenic resource exists. The analysis identifies the setting, whether or not a scenic resource is present, why it qualifies as a scenic resource, and how the proposed project will potentially affect the scenic resource. The SRE is provided in a technical report including photographs and graphic information necessary to substantiate the findings.

Characteristics of Scenic Combining Districts/Scenic Corridors

Article 34.1 of the Lake County Zoning Ordinance states that the purpose of the Scenic Combining District is “to protect and enhance views of scenic areas from the County’s scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation based economy of the County”, while Article 34.2 states that scenic “features should be considered when applying the “SC” district” and in particular as described in Article 34.2(a), views predominately possessing two (2) or more of the following characteristics:

1. Varied topographical features including uniquely shaped rocks, dominant hills, mountains or canyons.
2. Vegetative features including significant stands of trees, colorful variety of wildflowers or plants.
3. Water features including views of Clear Lake, creeks, streams or waterfalls.
4. Pastoral features such as farms, pastures, vineyards or orchards.
5. Historical buildings or districts which characterize period architecture or are indicative of past lifestyles.
6. Provide convenient visual access from a state highway, county roadway, bikeway or trail.
7. Allow features to remain in view of the traveling public for a reasonable length of time for lasting views or impressions.

The Project Parcel is located in the northeastern portion of the Cobb Mountain Planning Area. The Cobb Mountain Planning Area contains many panoramic views and scenic highway viewsheds, including mountainous and hillside landscapes, agricultural and pastoral settings, and riparian and natural resource areas. The Cobb Mountain Area Plan identifies potential scenic corridors within the Cobb Mountain Planning Area, including Highway 175, Bottle Rock Road, Big Canyon Road, Red Hills Road, Salmina Road, and Loc Lomond Road.

Field Review and Data Collection

On June 9, 2022 Environmental & Regulatory Compliance Consultant Roy “Trey” Sherrell conducted a field review of the Project Parcel. The photos included in this report were collected during the field review. The purpose of the field review was to inventory existing visual features of the Project Parcel, as well as the Project Site, potential view groups, and probable affects as a result of project implementation.

The Project Sites are located near the center of the Project Parcel, approximately 325 feet, 650 feet, and 950 feet south/southwest of Highway 175, with elevations between 2,440 and 2,510 feet above mean sea level (please see Figure 2 - Proposed Conditions Site Plan). The Project Sites are characterized as pockets of Oak Woodland with signs of previous agricultural use, surrounded by a ponderosa pine forest containing madrone and Douglas-fir (please see Figure 1 - Aerial Image or Project Parcel). The combination of 20 to 40-foot tall oak trees with 30 to 60-foot tall conifers creates a dense visual screen around the Project Sites (please see Appendix I Project Sites Photos). Highway 175 travels from northwest to southeast through the Project Parcel with elevations between 2,390 and 2,450 feet above mean sea level. A dense riparian forest parallels Cole Creek, which flows from southeast to northwest through the Project Parcel between the Project Sites and Highway 175. As such, areas of the Project Parcel south/southwest of the riparian forest cannot be seen from Highway 175 (please see Photos 1, 2, and 3 taken of the Project Parcel from Highway 175). Views of Mount Hannah can be seen from Highway 175 beyond the Project Parcel.



Photo 1 – View of Project Parcel from Highway 175 near Western Parcel Boundary



Photo 2 – View of Project Parcel from Highway 175 Near Center of Parcel



Photo 3 – View of Project Parcel from Highway 175 near Eastern Parcel Boundary

VISUAL IMPACT FINDINGS

The following scenic features from Article 34.2 of the Lake County Zoning Ordinance can be seen from Highway 175 in the area of the Project Parcel:

- Varied topographical feature (Mount Hannah, beyond the Project Parcel),
- Vegetative feature (riparian forest of Cole Creek/Project Parcel),
- Water feature (Cole Creek), and
- Convenient visual access from Highway 175.

These features may remain in view of the traveling public for a reasonable length of time for lasting views or impressions from Highway 175.

Scenic Resources of Project Sites

The Project Sites are located near the center of the Project Parcel, and are surrounded by a ponderosa pine forest containing madrone and Douglas-fir, which creates a dense visual screen around the Project Sites (please see Appendix I Project Sites Photos). The Project Sites contain pastoral features, but the Project Sites are not visible from Highway 175 or Wildcat Road due to the dense riparian forest between the Project Sites and Highway 175 (please see Photos 1, 2, and 3 above) and the ponderosa pine forest surrounding the Project Sites.

Impacts to Visual Environment

The Project Parcel is located in a rural area that is accessed via a private gravel access road that connects Wildcat Road and Highway 175 through the Project Parcel. Highway 175 is a designated scenic corridor, with an associated Scenic Combining District that varies in width throughout the Cobb Mountain Planning Area. The proposed Project would be located over 300 feet from Highway 175, beyond a dense riparian forest that obscures views of the Project Parcel from the highway. The Project Sites are located near the center of the Project Parcel, and are surrounded by a conifer forest that creates a dense visual screen around the Project Sites. The conifer forest surrounding the Project Sites is particularly good for visual screening, due to the fact that conifers maintain their needles year-round, versus deciduous trees which drop their leaves each fall.

In reference to the Lake County General Plan, scenic viewpoints along roadways and multi-use trails should be provided where there are major views of specific features, such as Clear Lake, Mt. Konocti, or panoramic views of the country side. The Project will not obstruct the view of any scenic features from a public viewpoint, nor would it impact any scenic features of the Project Parcel. In reference to the Cobb Mountain Area Plan, Highway 175 provides many different rural and mountain viewsheds as it traverses the planning area. The Project will not alter the view from Highway 175 of the surrounding rural and mountain viewsheds. There are no scenic resources such as trees, rock outcroppings, or historic buildings within the Project Sites. As such, the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

The Project has some potential to create additional light and/or glare from the use of horticultural lights within the proposed greenhouses, and exterior security lighting. The Lake County Zoning Ordinance requires that all lights involved in the cultivation process be fully contained within structures or otherwise shielded to fully contain any light or glare. According to Pacific Cann's Property Management Plan, the greenhouse structures will be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used. The Lake County Zoning Ordinance also requires all outdoor lighting to be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed. As such, the Project would not have a significant impact when operated in a manner that is compliant with the Lake County Zoning Ordinance. Nevertheless, it is recommended that the following Mitigation Measure be added to the Conditions of Approval for the proposed Project:

- **All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.**
- **All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.**

Summary

The proposed Project will not impact scenic views from a State Highway or other public viewpoint, as long as it is developed and operated in compliance with the Lake County Zoning Ordinance.

Appendix I

Project Sites Photos

PROPOSED MIXED-LIGHT CULTIVATION AREA



South View (Direction of Wildcat Road) from Location of Proposed Greenhouses



North View (Direction of Highway 175) from Location of Proposed Greenhouses



East View from Location of Proposed Greenhouses



West View from Location of Proposed Greenhouses

PROPOSED 13,200 SQ FT OUTDOOR CULTIVATION AREAS



West View from Location of Proposed 13,200 ft² Outdoor Cultivation Areas



North View (Direction of Highway 175) from Location of 13,200 ft² Outdoor Cultivation Areas



East View from Location of Proposed 13,200 ft² Outdoor Cultivation Areas



South View (Direction of Wildcat Road) from Location of 13,200 ft² Outdoor Cultivation Areas

PROPOSED 31,920 SQ FT OUTDOOR CULTIVATION AREA



West View from Location of Proposed 31,920 ft² Outdoor Cultivation Area



North View (Direction of Highway 175) from Location of 31,920 ft² Outdoor Cultivation Area



East View from Location of Proposed 31,920 ft² Outdoor Cultivation Area



South View (Direction of Wildcat Road) from Location of 31,920 ft² Outdoor Cultivation Area