

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 proposed commercial cannabis cultivation operation will be composed of an A-Type 3 “Medium Outdoor” License Type and three A-Type 2B “Small Mixed-Light” License Types. The proposed cultivation operation would include 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.

Pacific Cann is owned and operated by Mr. Randall Bock, Mr. Tyler Betts, Mrs. Robin Betts, and Mr. Kirk Betts. The Project Property is owned by Mrs. Robin Betts, who has given Pacific Cann, permission to establish the proposed cultivation operation and conduct the proposed cannabis cultivation activities, once the appropriate permits and licenses have been obtained. The Project Property has been enrolled for coverage under the State Water Resources Control Board’s Cannabis General Order since October 2nd, 2020.

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 will be established in three areas of the Project Parcel that currently support annual grassland and mixed oak woodland habitats.

Cole Creek, a Perennial Class I watercourse, flows through the Project Property from east to west, paralleling Highway 175. A metal framed bridge on concrete abutments spans Cole Creek and provides access to the southern half of the Project Property from Highway 175 via the private access road. There are two springs on the Project Parcel and a small pond that discharges to Cole Creek via an ephemeral Class III watercourse. One of the springs has been developed (spring box) to supply domestic water to the two residences of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage will occur within 150 feet of any surface waterbody. Water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.89974° and Longitude -122.74777°. Pacific Cann proposes to drill another groundwater well on the Project Property in the future, to provide an additional/back-up water supply source for the proposed cultivation operation.

6-foot tall wire fences will be erected around the proposed cultivation areas, with privacy mesh where necessary to screen the cultivation operation from public view. 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. Pacific Cann’s 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 will obtain Building Permits for these structures prior to constructing them.

Development of the proposed cultivation operation will result in the disturbance of approximately two acres of oak woodland habitat and the removal of 22 mature (+6" DBH) oak trees. To comply with the California Oak Woodlands Conservation Act, a 6-acre No Development Zone will be established in the southeastern portion of the Project Parcel around and directly adjacent to the onsite pond, to mitigate for the two acres of the Blue Oak Woodland habitat disturbed as a result of developing the proposed cultivation operation. Additionally, 114 oak seedlings will be planted, protected and irrigated for seven years in the portion of the Project Parcel between Cole Creek and Highway 175, for each oak tree removed to mitigate for their loss within the area of the proposed cultivation operation.

Self-Distribution

Pacific Cann is seeking to obtain a Type 13 Cannabis Distributor Transport Only, Self-Distribution license, so that they may transport cannabis from the proposed cultivation operation to licensed cannabis distribution and manufacturing facilities throughout the State of California. Pacific Cann will utilize an unmarked, registered, and insured distribution vehicle to transport cannabis from their cultivation operation. The distribution vehicle will only travel from the Project Property to the premises of licensed cannabis manufacturing and distribution facilities, and back to the Project Property. The distribution vehicle will be locked and secured whenever it is not being loaded or unloaded, and it will never be left unattended while transporting cannabis. Pacific Cann will adhere to the reporting requirements of the California Cannabis Track-and-Trace system at all times, to record and report all cannabis transfers and movements.

SITE PLANS AND MAPS

Sheet 1 – Location Map

Sheet 2 – Surrounding Area Aerial

Sheet 3 – Existing Conditions Site Plan

Sheet 4 – Proposed Conditions Site Plan

Sheet 5 – Cultivation Site Plan with Canopy

Sheet 6 – Security Site Plan

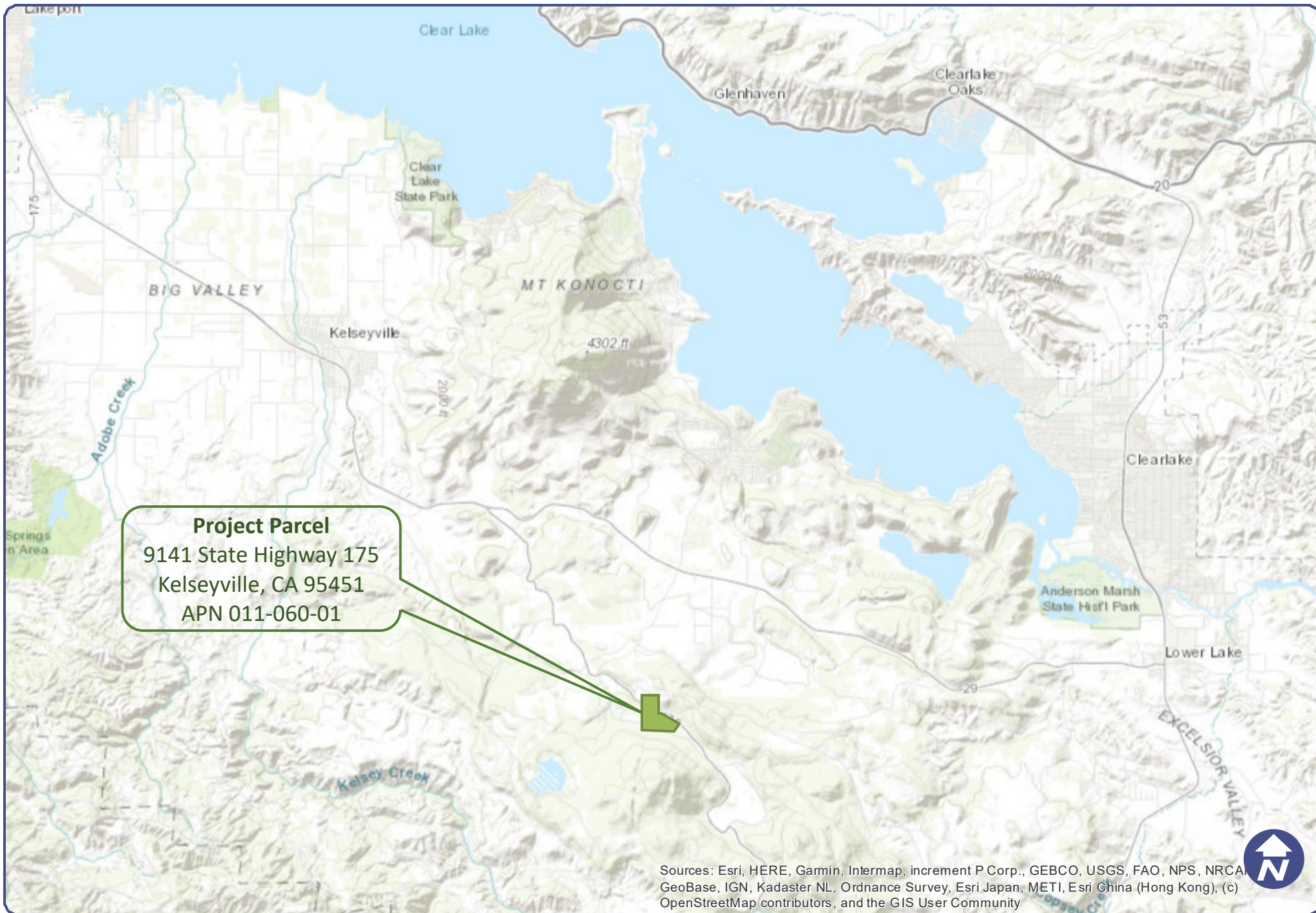
**Sheet 7 – Proposed Security Center and Pesticides & Agricultural Chemicals
Storage Area Layout**

Sheet 8 – Proposed Processing Facility Layout

Sheet 9 – Erosion and Sediment Control Plan

Sheet 10 – Grading Plans

Sheet 11 – Oak Mitigation Diagram



Lake County, CA

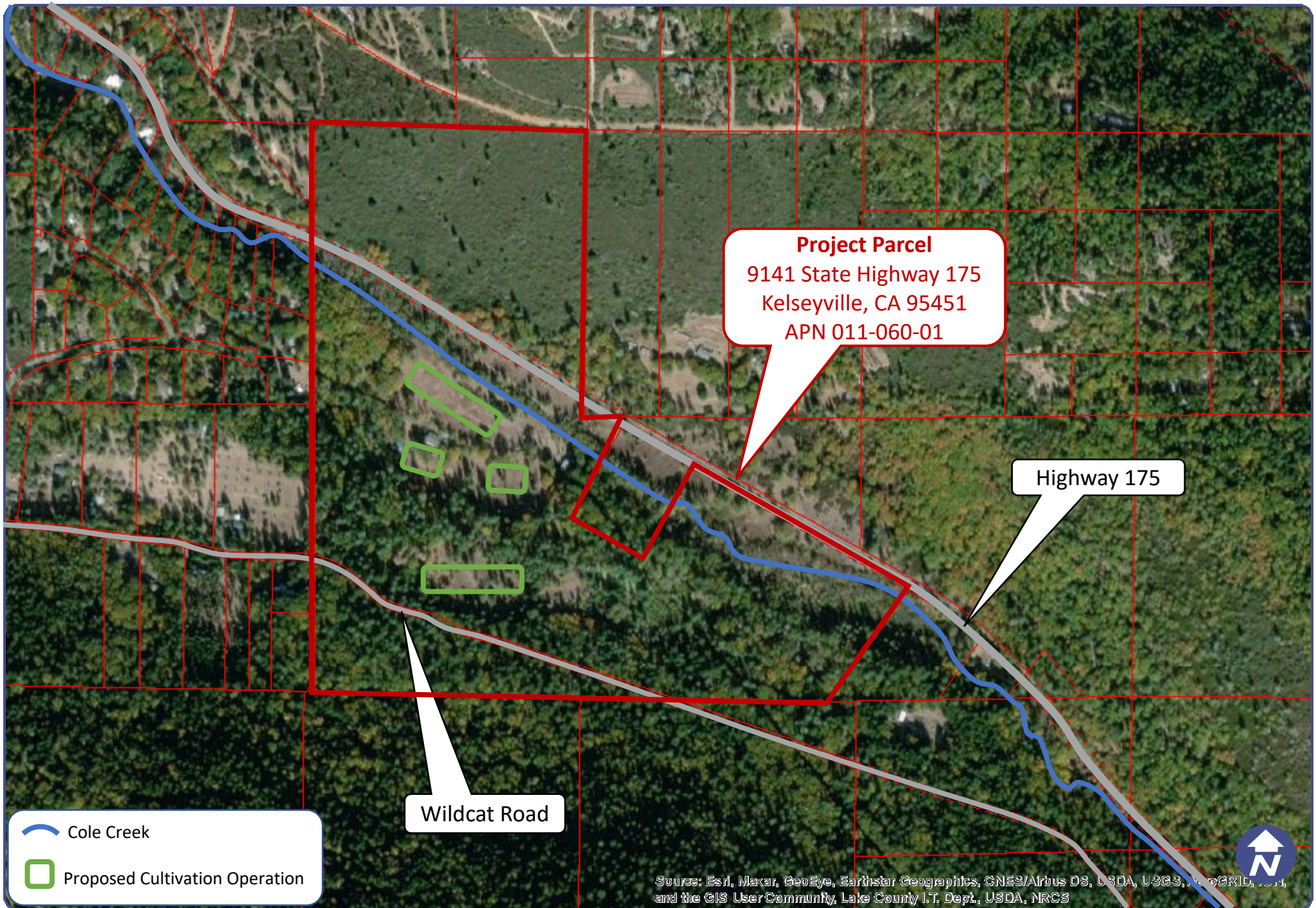
Location Map

Web AppBuilder for ArcGIS



All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 3/17/2021



Lake County, CA

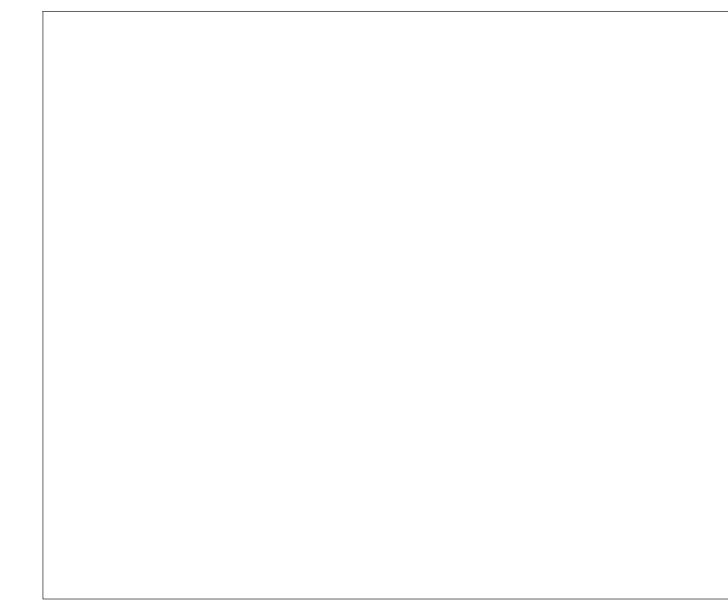
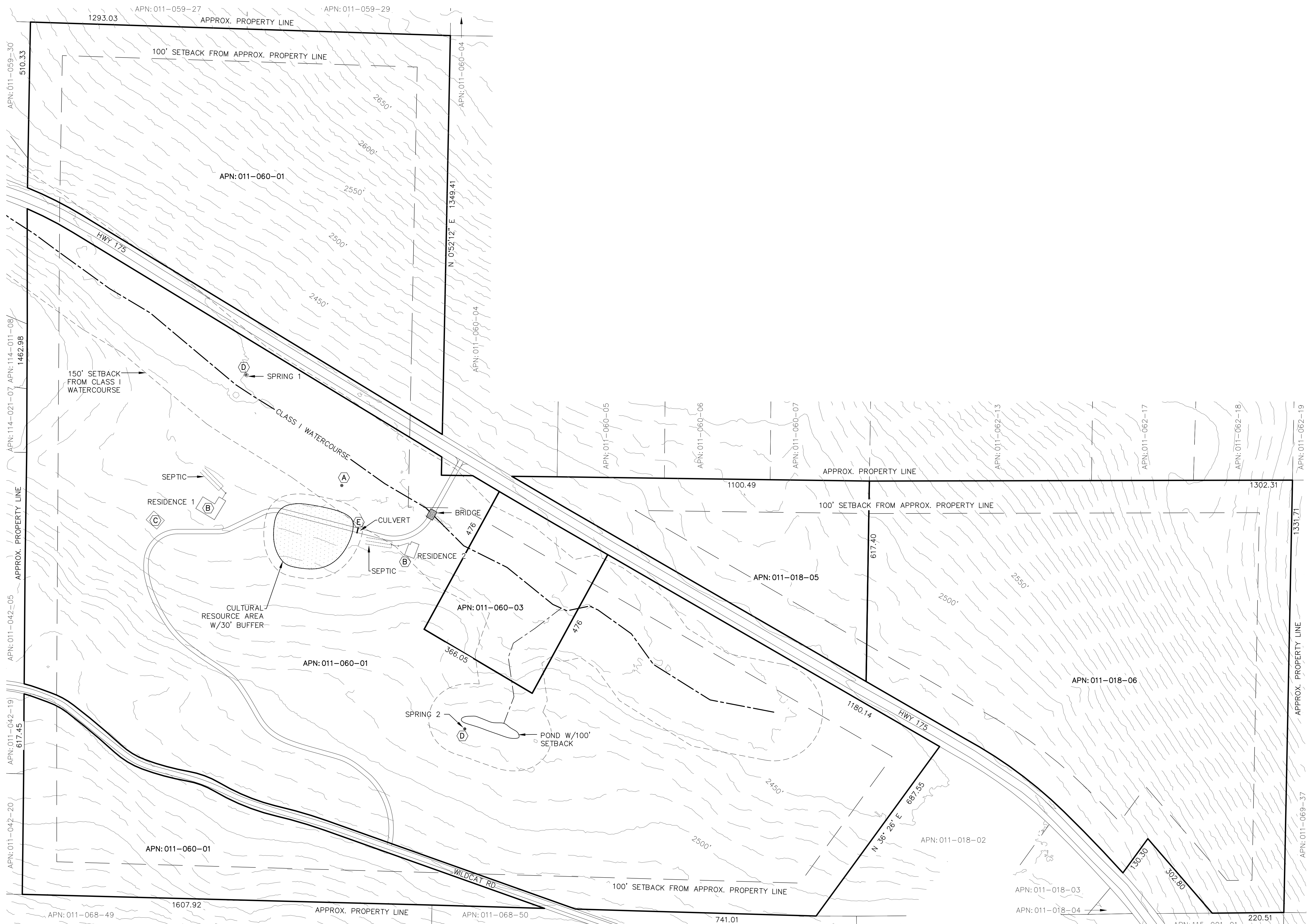
Surrounding Area Aerial

Web AppBuilder for ArcGIS



All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 3/17/2021

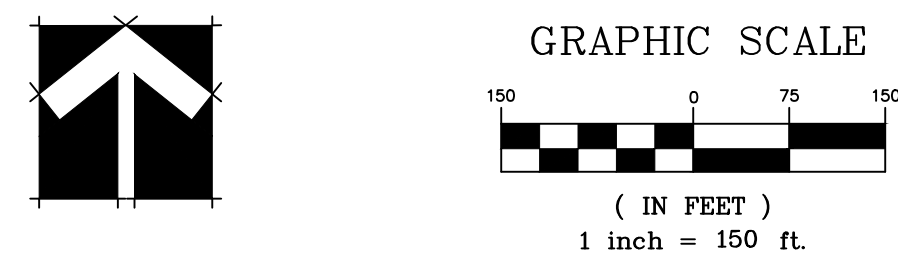


9141 STATE HIGHWAY 175
KELSEYVILLE, CA 95451
LAKE COUNTY
APN'S: 011-018-05 & 06 AND
011-060-01 & 03

- LEGEND:**
- 1530 CONTOUR ELEVATION
 - FENCE
 - ASPHALT
 - GRAVEL
 - CREEK / SWALE
 - APN ASSESSOR'S PARCEL NUMBER
 - APPROX APPROXIMATELY
 - DWY DRIVEWAY
 - (E) EXISTING
 - (P) PROPOSED
 - RD ROAD
 - SF SQUARE FEET

- NOTES:**
- CONTOUR INTERVAL IS 10'
- (E) GROUNDWATER WELL
LAT: 38.69974°
LONG: -122.74777°
BENEFICIAL USES:
-IRRIGATION
-FIRE PROTECTION
- (B) (E) RESIDENCE
- (C) (E) BARN
- (D) (E) SPRING
- (E) (E) CULVERT
- (F) (P) 31,920 SF OUTDOOR CULTIVATION AREA W/ 22,800 SF OF CANOPY
- (G) (P) 13,200 SF OUTDOOR CULTIVATION AREA W/ 9,600 SF OF CANOPY
- (H) (P) (18 TOTAL) 6'X90' MIXED-LIGHT CANOPY AREAS (LOW HOOPS)

EXISTING CONDITIONS SITE PLAN



Revisions:

REALM ENGINEERING

CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS SITE PLAN

9141 STATE HIGHWAY 175
KELSEYVILLE, CA 95451
APN'S: 011-018-05 & 06 and 011-060-01 & 03

PLOTTED BY:

DATE PLOTTED:

2/26/21

SCALE OF DRAWING:

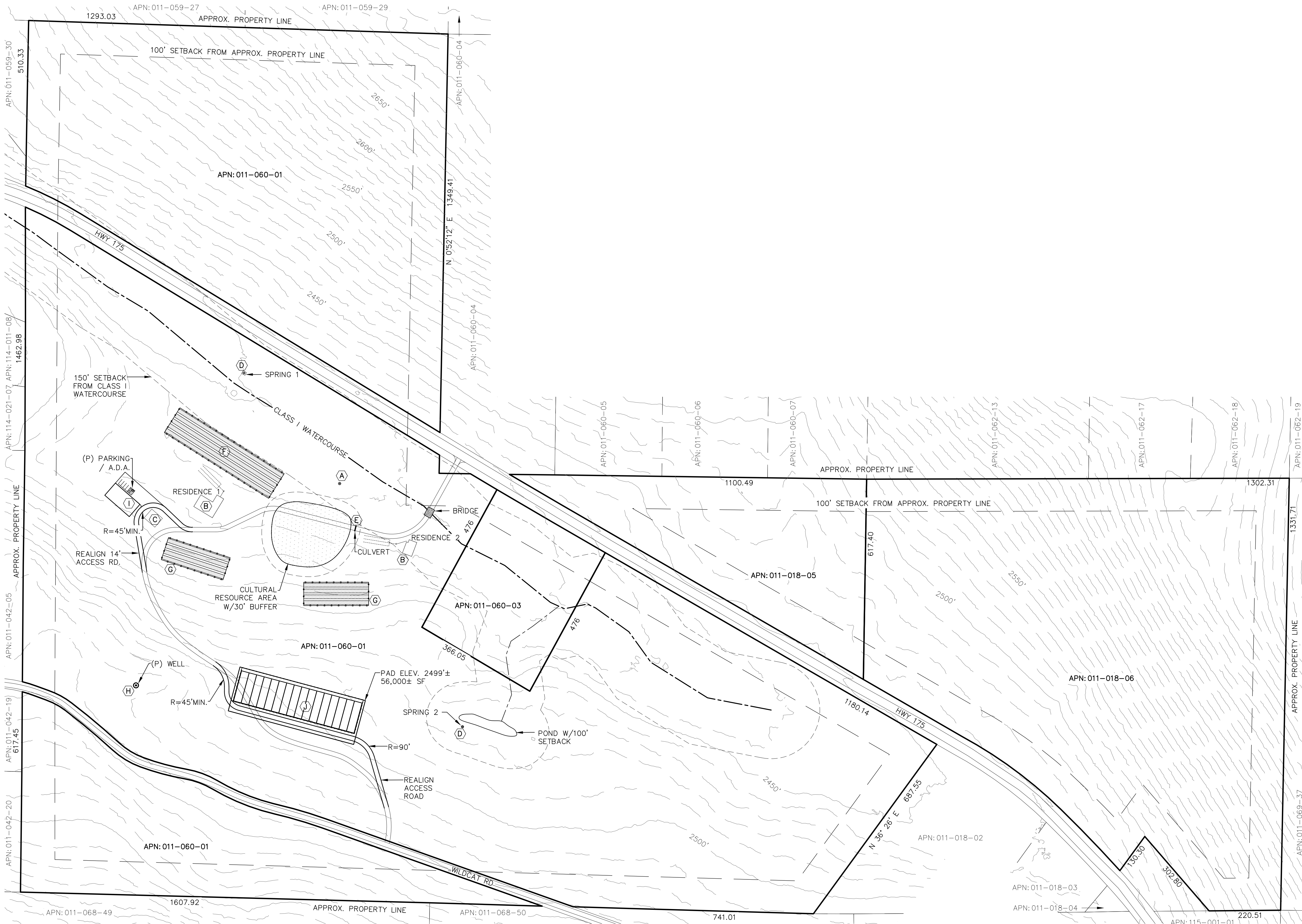
SEE PLAN

JOB NUMBER:

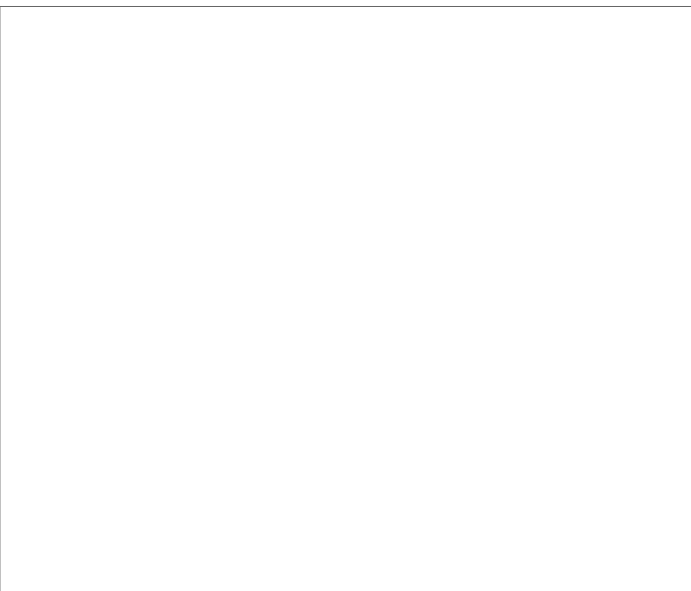
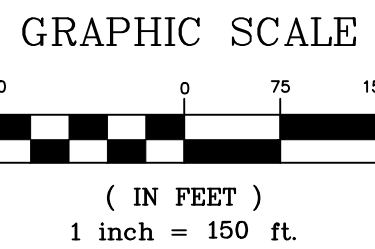
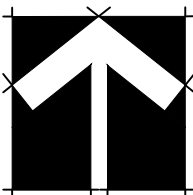
ADD FILE:

SHEET:

1



PROPOSFD CONDITIONS
SITE PLAN



VICINITY MAP
NO SCALE

9141 STATE HIGHWAY 175
KELSEYVILLE, CA 95451
LAKE COUNTY
APN'S: 011-018-05 & 06 AND
011-060-01 & 03

LEGEND:

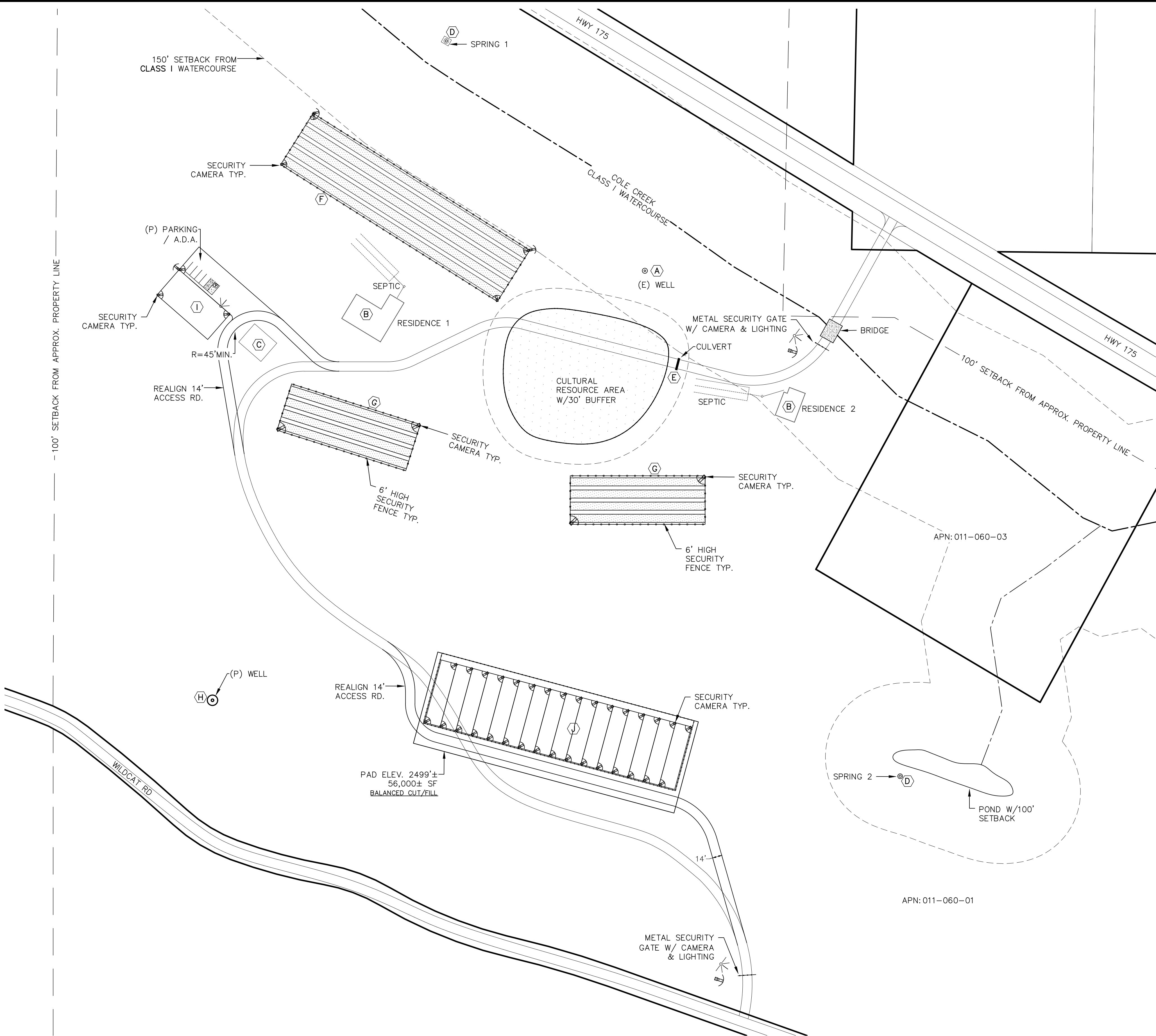
- 1530 CONTOUR ELEVATION
- FENCE
- ASPHALT
- GRAVEL
- CREEK / SWALE
- APN ASSESSOR'S PARCEL NUMBER
- APPROX APPROXIMATELY
- DWY DRIVEWAY
- (E) EXISTING
- (P) PROPOSED
- RD ROAD
- SF SQUARE FEET

NOTES:

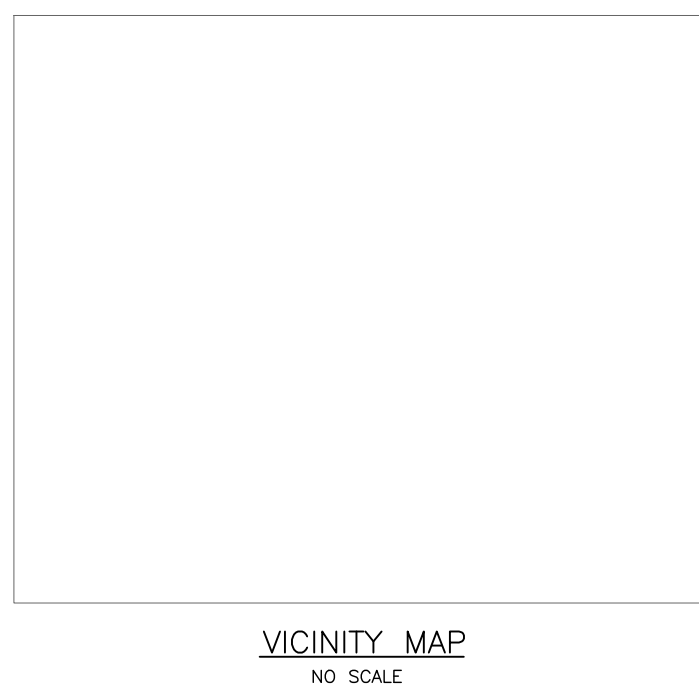
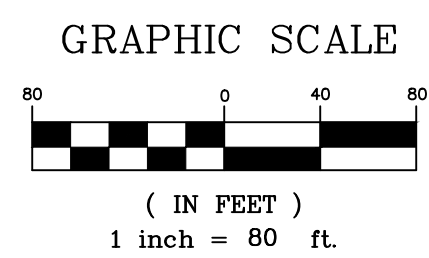
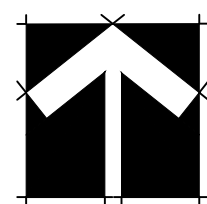
1. CONTOUR INTERVAL IS 10'

- (E) GROUNDWATER WELL
LAT: 38.89974°
LONG: -122.74777°
BENEFICIAL USES:
-IRRIGATION
-FIRE PROTECTION
- (B) (E) RESIDENCE
- (C) (E) BARN
- (D) (E) SPRING
- (E) (E) CULVERT
- (F) (E) 31,920 SF OUTDOOR CULTIVATION
AREA W/ 22,800 SF OF CANOPY
- (G) (E) 13,200 SF OUTDOOR CULTIVATION
AREA W/ 9,600 SF OF CANOPY
- (P) GROUNDWATER WELL
LAT: 38.89974°
LONG: -122.75085°
BENEFICIAL USES: IRRIGATION & FIRE PROTECTION
- (P) 50'x100' (5,000 SF) PROCESSING
FACILITY
- (P) SIXTEEN 24'x96' GUTTER CONNECTED
GREENHOUSES

Revisions:



SECURITY SITE PLAN



9141 STATE HIGHWAY 175
KELSEYVILLE, CA 95451
LAKE COUNTY
APN'S:011-018-05 & 06 AND
011-060-01 & 03

LEGEND:

- 1530 CONTOUR ELEVATION
- FENCE
- WATERCOURSE / SWALE
- (P) SECURITY LIGHTS
- (P) SECURITY CAMERAS
- APN ASSESSOR'S PARCEL NUMBER
- APPROX APPROXIMATELY
- DWY DRIVEWAY
- (E) EXISTING
- (P) PROPOSED
- RD ROAD
- SF SQUARE FEET
- OH OVER HEAD POWER LINES

NOTES:

1. CONTOUR INTERVAL IS 10'

- (E) GROUNDWATER WELL
(A) LAT: 38.89974°
LONG: -122.74777°
BENEFICIAL USES:
-IRRIGATION
-FIRE PROTECTION
- (B) (E) RESIDENCE
- (C) (E) BARN
- (D) (E) SPRING
- (E) (E) CULVERT
- (F) (E) 31,920 SF OUTDOOR CULTIVATION
AREA W/ 22,800 SF OF CANOPY
- (G) (E) 13,200 SF OUTDOOR CULTIVATION
AREA W/ 9,600 SF OF CANOPY
- (E) GROUNDWATER WELL
(H) LAT: 38.89924°
LONG: -122.75085°
BENEFICIAL USES: IRRIGATION & FIRE PROTECTION
- (I) (E) 50'x100' (5,000 SF) PROCESSING
FACILITY
- (J) (E) SIXTEEN 24'x96' GUTTER CONNECTED
GREENHOUSES

Revisions:

REALM ENGINEERING

CIVIL ENGINEERING, SURVEYING & PLANNING

1767 MARKET STREET SUITE C

REDDING, CA. 96001

530-526-7493

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER

JASON B. VINE

No. 67800

EXP. 06/30/21

CIVIL

STATE OF CALIFORNIA

SECURITY SITE PLAN

9141 STATE HIGHWAY 175
KELSEYVILLE, CA 95451
LAKE COUNTY
APN'S:011-018-05 & 06 and 011-060-01 & 03

PLOTTED BY:

DATE PLOTTED:

2/26/21

SCALE OF DRAWING:

SEE PLAN

JOB NUMBER:

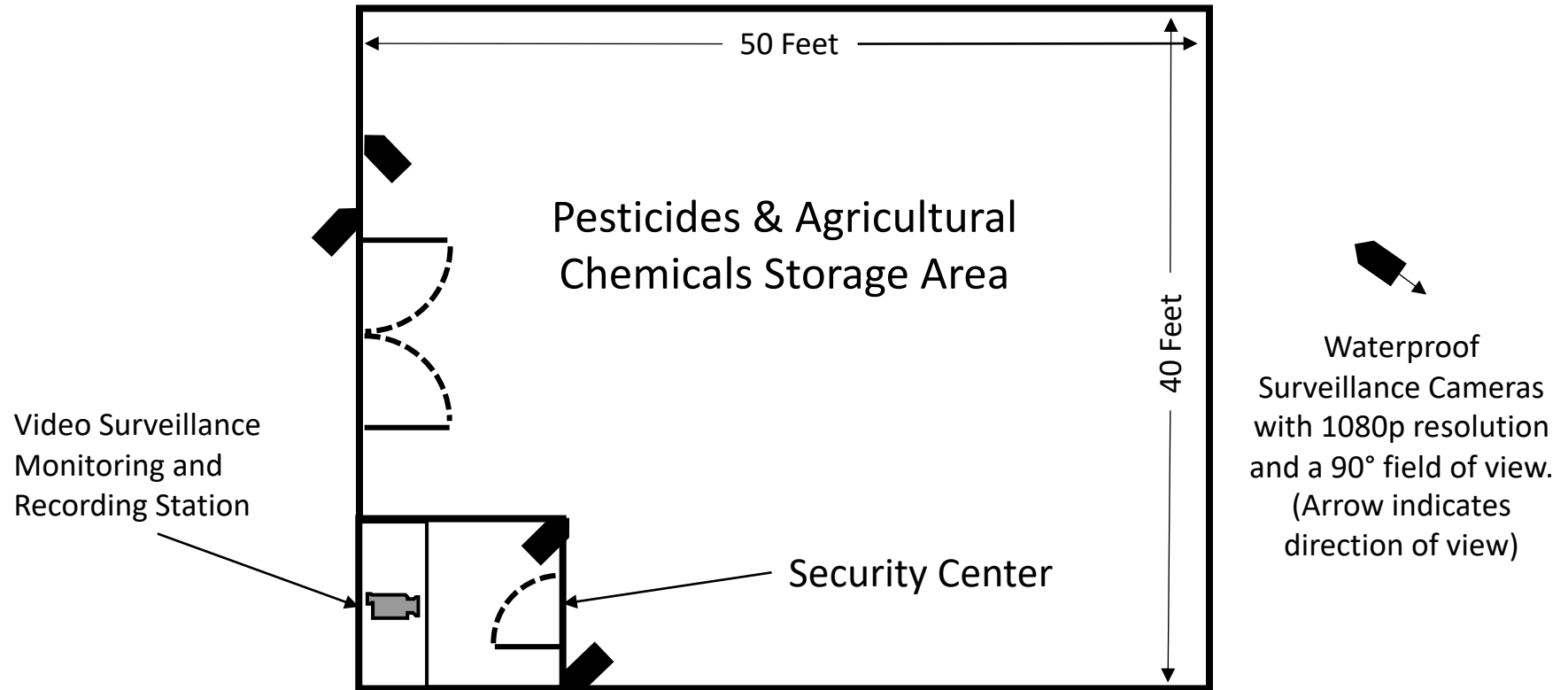
ADD FILE:

SHEET:

1

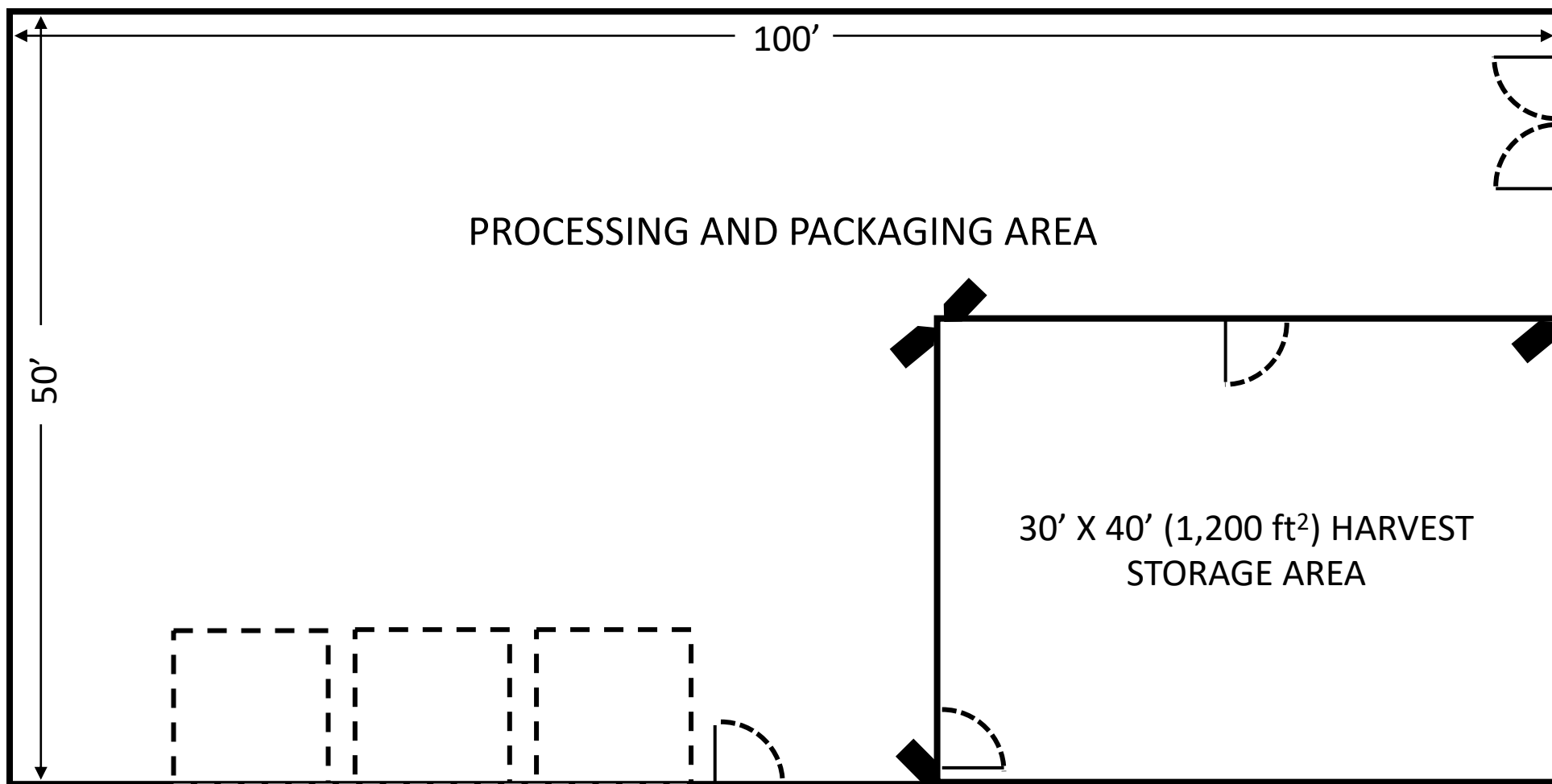
PROPOSED SECURITY CENTER AND PESTICIDES & AGRICULTURAL CHEMICALS STORAGE AREA

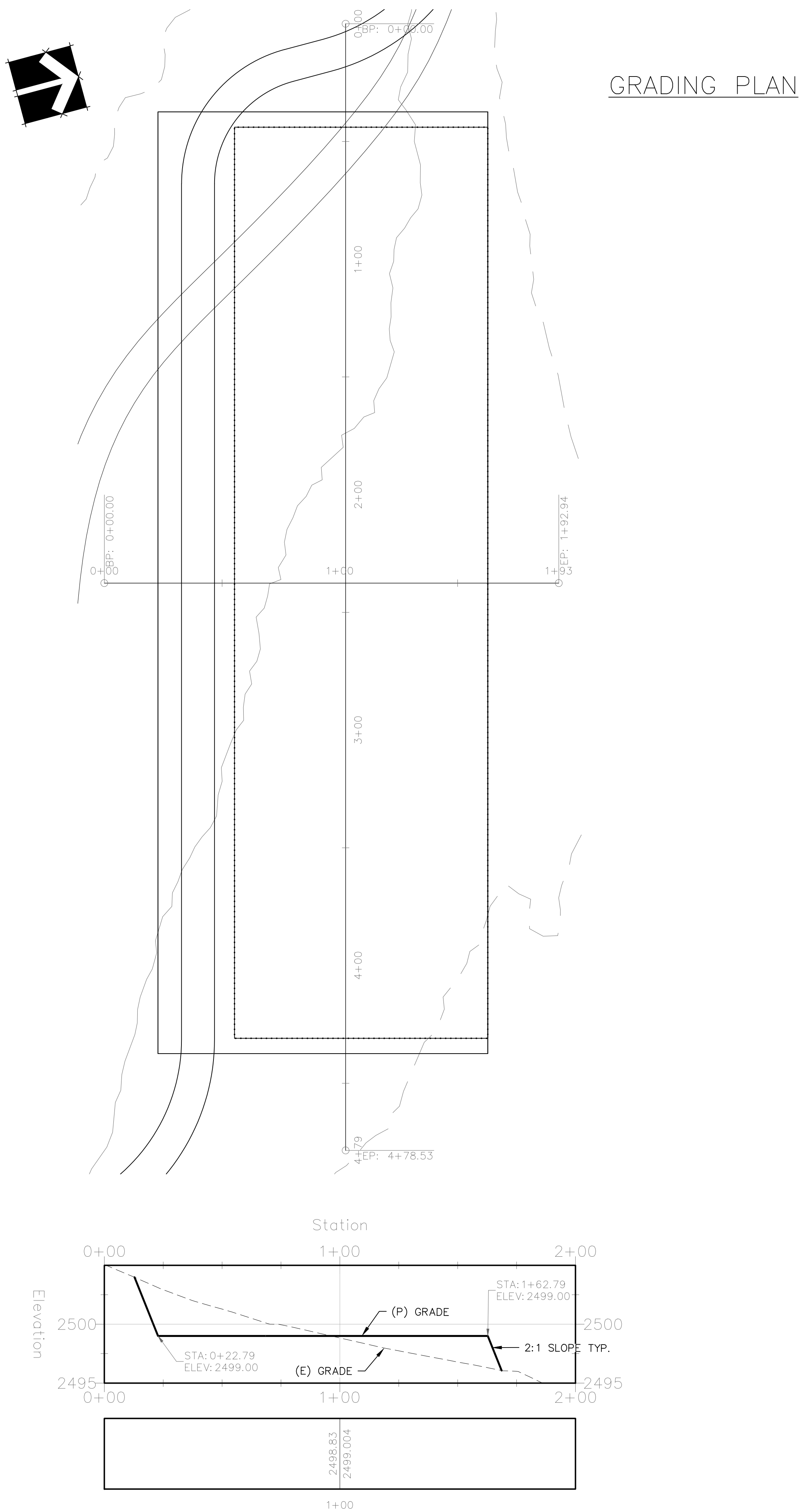
(Existing Wooden Barn)



PROPOSED PROCESSING BUILDING/FACILITY

(Proposed Metal Building on Concrete Slab)

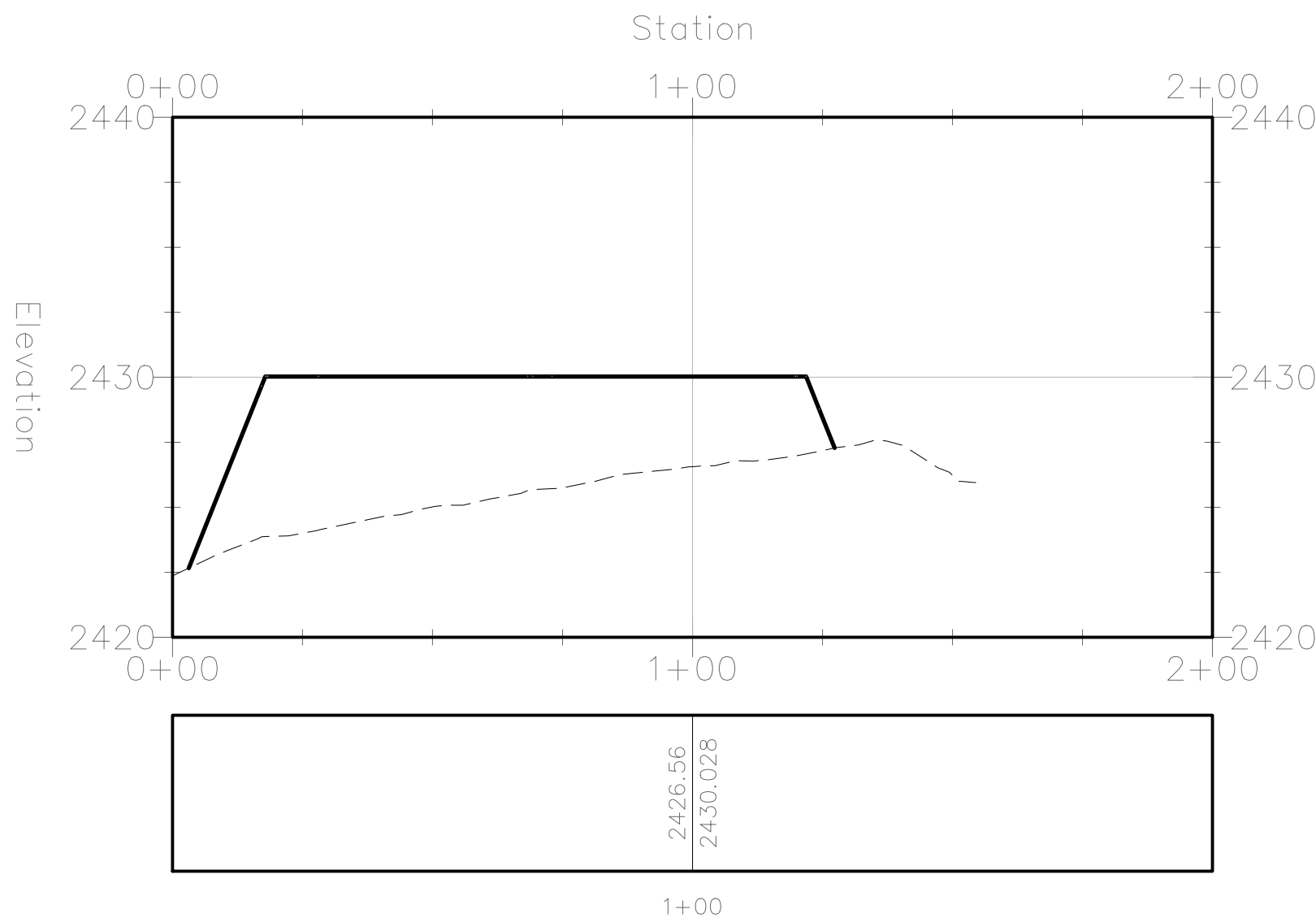
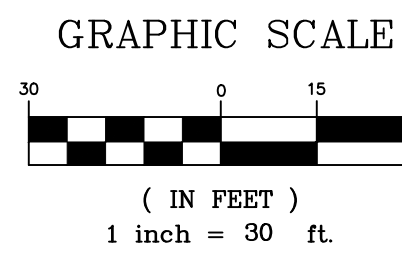
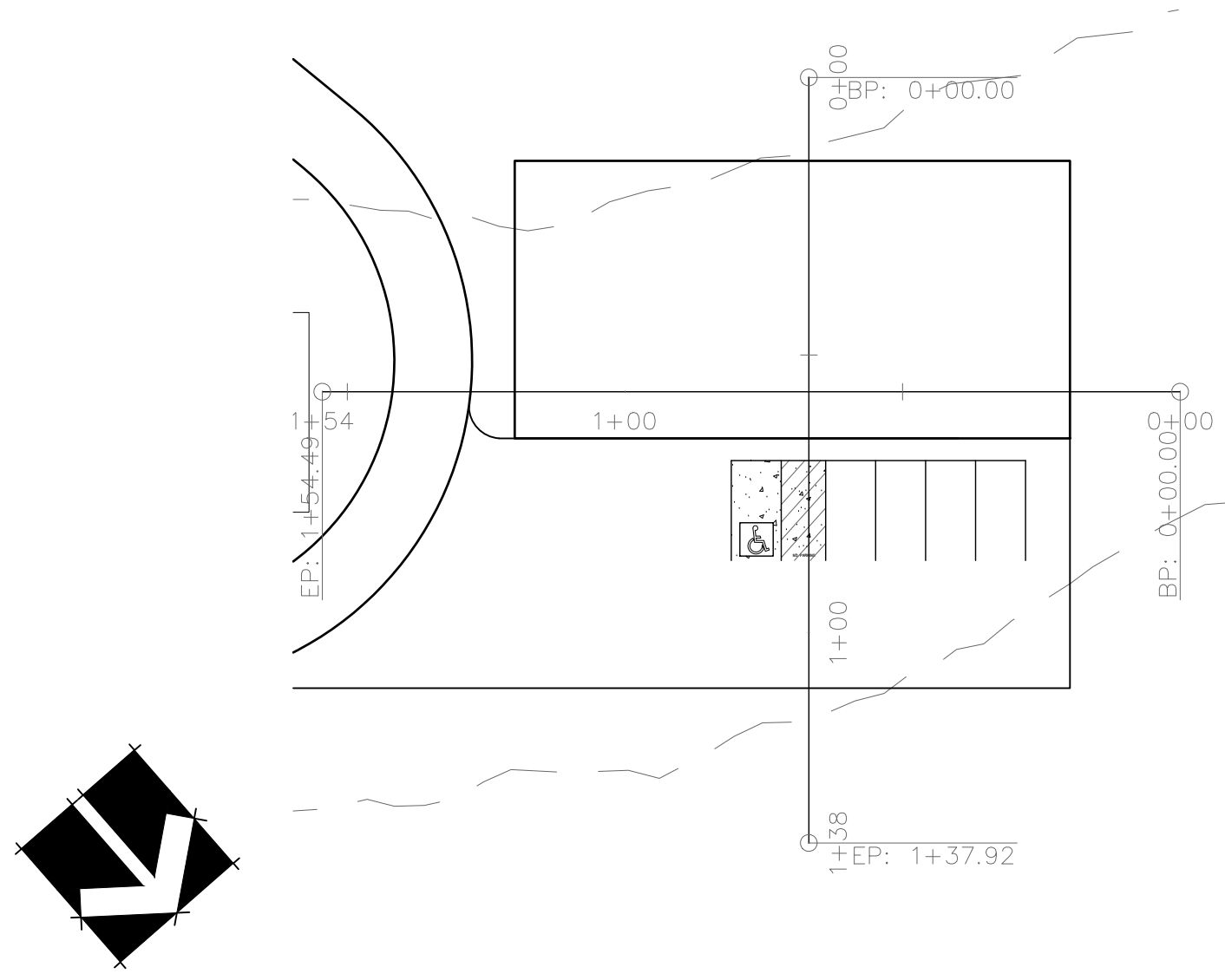
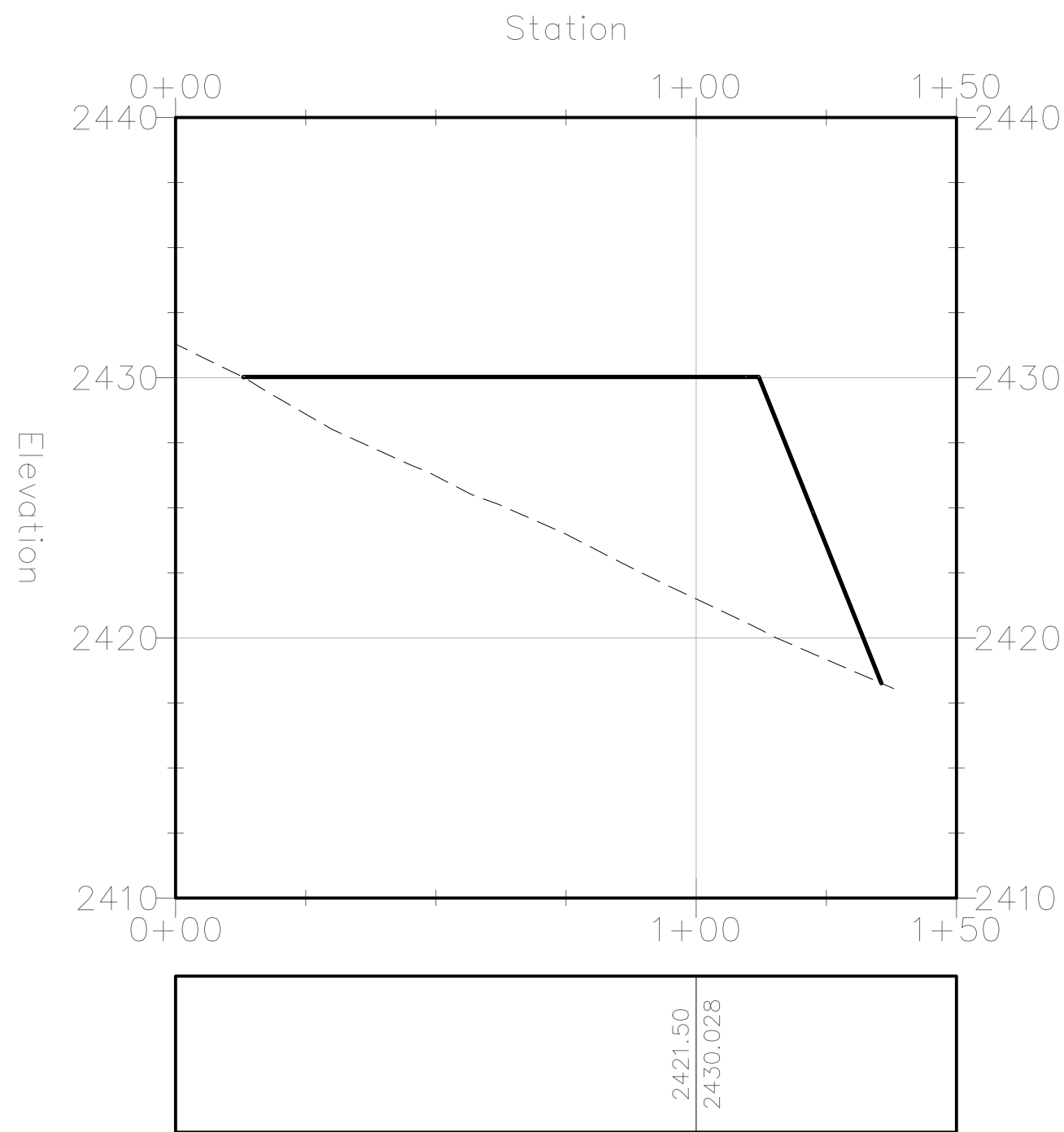
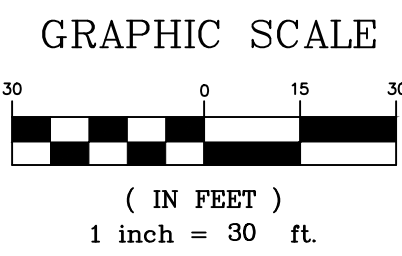
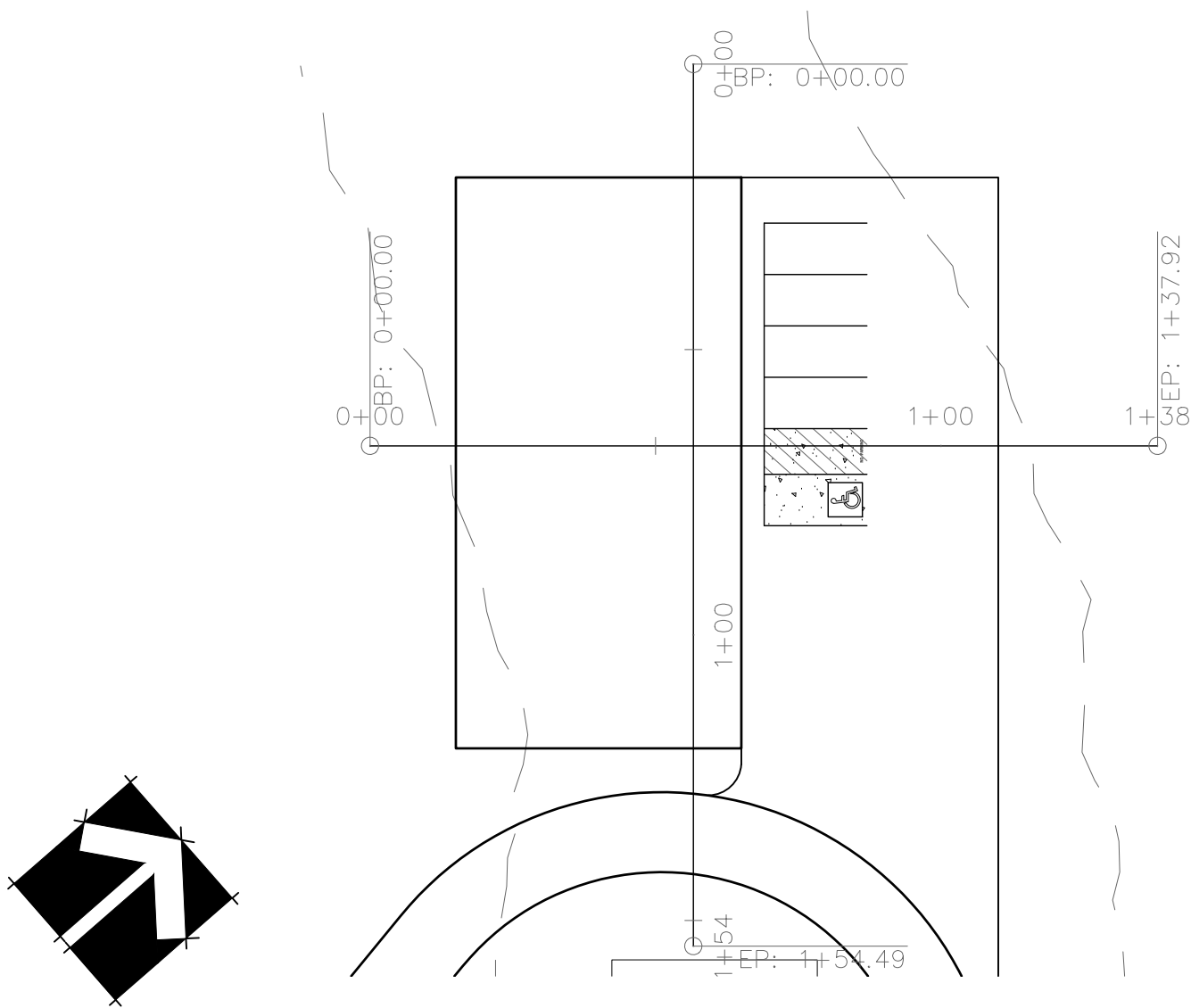




1. CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT SLOPES IN EXCESS OF 2:1.
2. FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR FILL SLOPES IN EXCESS OF 2:1.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION INCLUDING ROOTS, LOOSE FILL, TRASH AND OTHER DELETERIOUS MATERIALS. ANY HOLES OR VOIDS LEFT AFTER THE REMOVAL OF TREE ROOTS, SEPTIC TANKS, ABANDONED FOUNDATIONS, PIPE LINES OR THE LIKES SHALL BE FILLED AS SPECIFIED UNDER PLACEMENT OF FILL BELOW.
4. FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% FOR ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.
5. THE FACES OF ALL CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. WHERE NECESSARY, BERMS, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE UTILIZED FOR EROSION CONTROL.
6. ALL GRADES SHALL BE STRAIGHT BETWEEN INDICATED POINTS WITH SMOOTH TRANSITIONS AT INDICATED POINTS.
7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO WORKING WITHIN THE COUNTY RIGHT OF WAY.
8. GRADING WORK WILL BE DONE IN A MANNER TO PREVENT STORM DAMAGE TO PUBLIC OR PRIVATE PROPERTY OF OTHERS BY FLOODING, EROSION, DEBRIS OR ANY OTHER DAMAGE RESULTING FROM THE GRADING WORK.
9. DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

[illegible]

GRADING PLAN



GENERAL GRADING NOTES

- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT SLOPES IN EXCESS OF 2:1.
- FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR FILL SLOPES IN EXCESS OF 2:1.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION INCLUDING ROOTS, LOOSE FILL, TRASH AND OTHER DELETERIOUS MATERIALS. ANY HOLES OR VOIDS LEFT AFTER THE REMOVAL OF TREE ROOTS, SEPTIC TANKS, ABANDONED FOUNDATIONS, PIPE LINES OR THE LIKES SHALL BE FILLED AS SPECIFIED UNDER PLACEMENT OF FILL BELOW.
- FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% FOR ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.
- THE FACES OF ALL CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. WHERE NECESSARY, BERMS, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE UTILIZED FOR EROSION CONTROL.
- ALL GRADES SHALL BE STRAIGHT BETWEEN INDICATED POINTS WITH SMOOTH TRANSITIONS AT INDICATED POINTS.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO WORKING WITHIN THE COUNTY RIGHT OF WAY.
- GRADING WORK WILL BE DONE IN A MANNER TO PREVENT STORM DAMAGE TO PUBLIC OR PRIVATE PROPERTY OF OTHERS BY FLOODING, EROSION, DEBRIS OR ANY OTHER DAMAGE RESULTING FROM THE GRADING WORK.
- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

PLANS PREPARED UNDER THE
SUPERVISION OF:



GRADING PLAN

PLOTTED BY:

DATE PLOTTED:

2/26/21

SCALE OF DRAWING:

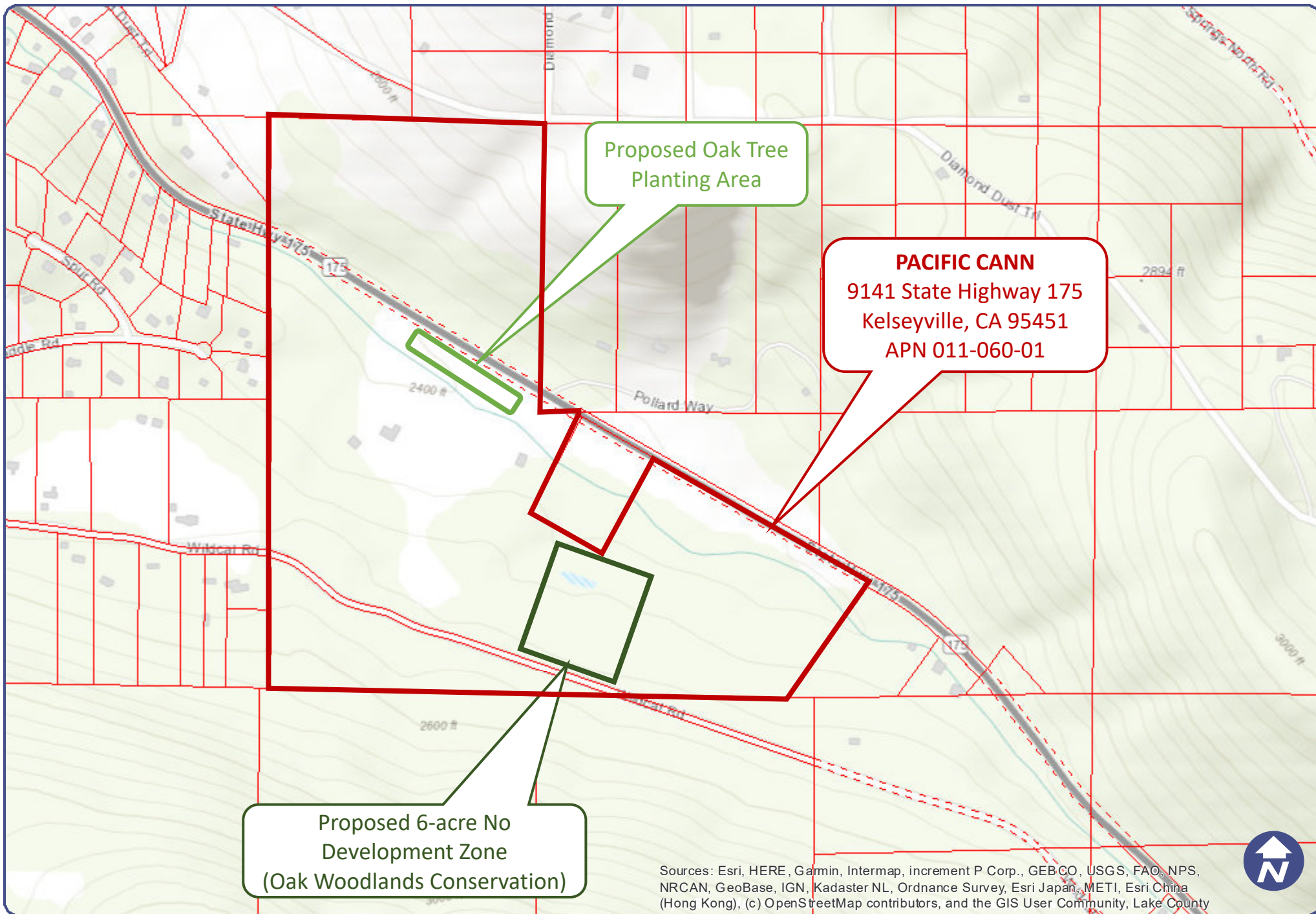
SEE PLAN

JOB NUMBER:

ADD FILE:

SHEET:

9441 STATE HIGHWAY 175
REDDING, CA 96001
APNS:011-018-05 & 06 and 011-066-01 & 03



Lake County, CA

Oak Mitigation Diagram



Print Date: 8/20/2021

All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.