GRIZZLY RANCH, LLC

PROJECT DESCRIPTION EXHIBIT "A"

The applicant is requesting approval of a Minor Use Permit (MUP 20-12) with an Environmental Analysis (Initial Study, IS 20-69) to allow **nine (9) M – Type 2B "Small Mixed Light" licensed to allow up to 90,000 square feet *(10,000 square feet for each license)*** of cannabis cultivation canopy using light deprivation and/or artificial lighting below a rate of twenty-five (25) watts per square foot and a **Type 13 Cannabis Distributor Transport Only, Self-distribution License**. The operation would operate year-around.

The cannabis cultivation would occur within **fifty-seven (57) - 2, 000 square foot engineered greenhouses equipped with air filtration systems and black out film to reduce odors and lighting impacts to the surrounding area, including the dark skies.**

The cumulative square footage of the **fifty-seven (57) green houses would be 114,000 square foot but the cannabis cultivation canopy would total 90,000 square feet *(the allowable canopy area per the nine (9) M – Type 2B "Small Mixed Light" licensed to allow up to 90,000 square feet of cannabis cultivation canopy).*** The remaining square footage within the engineered greenhouses would consist of walkways, and similar areas to allow for adequate space when maintaining the operations and/or bringing in equipment to assist with the cultivation.

The operation will be tying into the PG&E Electrical Grid by obtaining the necessary permits prior to installation/operation. In addition to tying into the electrical grid, the applicant may install ground mount solar in the near future to lessen the amount of energy used from the electrical grid and to have as an alternate energy backup if a power outage were to occur, such as Public Safety Power Shutoff (PSPS) or be completely off grid.

All infrastructure for the operation would be developed within a previously disturbed area that has been used for cattle grazing/hay cultivation since the late 1800's, and in areas where dense vegetation was removed to grade *(no ground disturbance occurred – all vegetation was cut flush to natural grade*) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5/7 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes.

The cultivation area would be secured within a six to eight-foot wire fence, with cemented post on 6-8-foot intervals, with privacy mesh to screen the developed areas from view. Additionally, supporting infrastructure would include storage sheds, water tanks, greenhouses for immature cannabis plants, water tanks/co-feeding tanks and processing structures for cannabis cultivations *[Article 68 (Definitions) of the Lake County Zoning Ordinance fines "Cannabis cultivation as any activity involving the germinating, cloning,*

seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants"]. The supporting infrastructure includes the following: *[Please Note: No manufacturing/extraction of cannabis or cannabis by-products will occur onsite].*

- Five (5) – 5,000 square foot processing structures (25,000 SQFT cumulative) for the onsite drying, grading, curing, or trimming of all cannabis plants as defined above.

- Twelve (12) – 2,000 square engineered greenhouses equipped with air filtration systems and blackout film to house all ***immature cannabis plants***. Once the cannabis plants have reached maturity, they would be transferred to the cultivation greenhouses (24,000 SQFT cumulative).

- Fifty-seven (57) co-feeding water/ mixing tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used for watering and to prepare the appropriate nutrient mix for the cannabis plants.

- Fifteen (15) – 10,000-gallon water storage tanks *(total water storage 150,000 gallon).* Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water. The water would be pump via under piping to the co-feeding tanks.

- Five (5) – 120 square foot storage sheds (600 SQFT cumulative). The storage sheds would store fertilizers, pesticides, tools, equipment and other tools necessary for maintaining the operation/project parcels.

PROJECTED WATER USAGE:

The cannabis will be grown in above ground pots/boxes within the engineered greenhouses equipped with air filtration system and a black out film. The cannabis plants will be irrigated at agronomic rates via drip irrigation system.

The operation will use mulch and water during the morning or late afternoon/early evenings when temperatures are cooler to minimize evaporative loss. The cannabis plants will be hand watered after every top dressing, which is applied three (3) times per crop run/rotation *(may be more depending on weather conditions).*

During cultivation, the cannabis pants will receive nutrients approximately once to twice per week throughout the growing season. Nutrients are mixed in co-feeding tanks with a release valve on the underside of the tanks to completely flush residual nutrients which are then re-mixed and reused in subsequent feedings.

The operation will draw water from an approved well through the Lake County Department. The well process greater than 35 gallons per minute. The water will then be pump from the well through underground piping to the **fifteen (15) – 10,000-gallon water storage tanks *(total water storage 150,000 gallon).*** Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water, if necessary. The water will then be diverted through underground piping to the cultivation area to the **fifty-seven (57) co-feeding tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used to water and/or prepare the appropriate nutrient mix for the cannabis plants.** The water would be then pump through the drip line irrigation system to the cannabis plants.

The operation anticipates using approximately **4,41.75 gallons of water per day** for the mixed light cultivation, which is approximately **161,238.75 gallons annually**. *(The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance)*

FERTILIZERS: Fertilizers are stored in the storage sheds on the property within the120 square foot sheds. Covered stations, with appropriate side protection are also located in the cultivation areas for fertilizers that are in constant use. Fertilizers are applied per labels and applied at agronomic rates. Applicant will follow the pesticide use protocols as stated above for fertilizer applications. Reactive fertilizers are stored separately from pesticides or other reactive chemicals. Material safety data sheets (MSDS) are properly posted in all storage areas and at cultivation sites.

SOIL AMENDMENTS: Soil amendments are not stored on site but rather are brought on site and used as necessary. Applicant will follow use protocols as outlined in the pesticide protocols section. A list of soil amendments and fertilizers are attached hereto.

PESTICIDES: The operation does not use any chemical pesticides or herbicides. The operation employs an integrated pest management system that employs bio-pesticides and predator attractant plants to eliminate the need for conventional pesticides. If needed in the future, pesticides will be stored in storage sheds equipped with impermeable floor surfaces in secondary containment totes to prevent leaching into ground water or percolating to receiving waters. Approved spill proof containers with appropriate warning and information labels will be used to transport pesticides to and from cultivation areas. The operation will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.

Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations

PROCESSING PLAN: Applicant will be processing *(onsite drying, curing, grading, trimming of cannabis plants)* **within five (5) – 5,000 square foot structures, for a total of 25,000 square feet. [**According to Article 68 – Definitions of the Lake County Zoning Ordinance, "Cannabis cultivation is any activity involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants". No manufacturing/extraction of cannabis or cannabis by-products will occur onsite].

Once the cannabis has been prepped for transportation, the applicant, or one of their employees will transport the cannabis in accordance with their Type 13 Cannabis Distributor Transport Only, Self-distribution License or the applicant will have a professional certified/approved transport organization who specializes in the transportation of cannabis projects transport the cannabis material to approved facilities.

HOURS OF OPERATION: The operation will be open Monday through Saturday, 9:00 AM to 7:00 PM and Sunday 12:00PM to 5:00PM. All deliveries and pick-ups restricted between 9:00 AM to 5:00 PM. The site will not be open to the general public.

EMPLOYEE AMENITIES: All eemployees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed.

PETROLEUM PRODUCTS AND STORAGE: All flammable/petroleum products will be in containers within secondary containment that is separated from the pesticides and fertilizers. The storage sheds will be located within the fenced cultivation area located in front of the greenhouses. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations

WASTE MANAGEMENT: Excess plant matter (plant stems) will be composted on site in a designated area as indicated on the site plan. According to the applicant, it is estimated approximately 300 pounds of vegetative waste will be produced annually. No burning of cannabis material or waste from the operation will occur.

ACCESSWAY/ROADWAYS: The project parcels are accessible via a private driveway located off of State Highway 175 *(which is maintained by the California Department of Transportation).* The project parcels are developed with existing ranch roads which will adhere to all federal state and local agency reequipment, including 4290/4291 prior to operation. All necessary access ways, will be surface with an all-weather material (*Six (6) inches of gravel or crushed rock, an oil and rock surface, asphaltic concrete, or concrete).*

RUNOFF CONTROL MEASURES: The operation irrigates at agronomic rates that does result in runoff. All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or season waterway, including the known wetland on the project's parcels. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. The operation will also consist of ditch relief culverts to help disperse flows to prevent gullying and connectivity to watercourses. Gutters and "French Drains" around the cultivation areas channel runoff to stable areas that pose little threat of erosion or sediment transport to receiving waters. Energy dissipaters will be installed at outlets of relief ditches and culverts to disperse flows and control runoff from reaching watercourses on site.

CONSTRUCTION: Upon approval of the Minor Use Permit, the applicant would submit the necessary structural plans (Building Permit Application) to the Community Development Department for review and approval. The development of the project would consist of less than 500 cubic yards of ground disturbance, which is allow upon issuance of a building permit. All construction activities, including engine warm-up, will be limited to Monday through Friday, between the hours of 7:00 AM to 7:00 PM and adhere to all noise requirement in the Lake County Code. Additionally, all equipment will be maintained and operated to all federal, state and local agency requirements to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. Water from the approved onsite well will be used to mitigate the generation of dust during development, including operations. The overall construction of the project is anticipated to take six to twelve weeks (weather dependent).

EROSION CONTROL MEASURES: Best Management Practice will be implemented in accordance with Chapter 29 and 30 of the Lake County Code and be maintained for life of the project. The applicant will continuously monitor all Best Management Practices, including inspections after significant weather patterns. All measure will be in place prior to operation.

SCHEDULE OF ACTIVITIES DURING EACH MONTH OF THE GROWING AND HARVESTING SEASON *(SUBJECT TO CHANGE)*

JANUARY

- Mixed Light
    - Vegetate clones in on-site nursery

- Check irrigation
- Prepare beds
- Begin rotating plants from nursery into mixed light greenhouse
- Pot vegetated clones prior to next month's planting
- Harvest run of plants started in October/November of last year

FEBRUARY

- Mixed Light
  - Planting first run of mixed light plants in greenhouse
  - Vegetate clones in on-site nursery
  - Begin irrigation via drip system to flowering plants
  - Feeding application once per week
  - Irrigation every six to ten days
  - Trellis and maintain plants

MARCH

- Mixed Light
  - Harvest first run of mixed light plants
  - Pot vegetated plants
  - Transplant second run of mixed light into flowering greenhouses
  - Feeding application once per week
  - Irrigation every six to ten days

APRIL

- Mixed Light
  - Vegetate clones in on-site nursery
  - Pot vegetated plants
  - Feeding application once per week
  - Irrigation every six to ten days
  - Trellis and maintain plants

- Full Term Outdoor
  - Rotate clones to larger pots from vegging greenhouse
  - Amend soils
  - Install irrigation drip system

MAY

- Mixed Light
  - Pot vegetated plants
  - Feeding application once per week
  - Irrigation every other day
  - Harvest second run plants at the end of the month

  - Rotate in third run of vegetated clones to flowering greenhouses
  - Check irrigation
  - Re-amend beds using composted materials on site

- Full Term Outdoor
  - Prepare mature clones for planting
  - Amend soils
  - Install drip irrigation

JUNE

- Mixed Light
  - Finish rotating in third run of vegetated plants
  - Vegetate clones in on-site nursery
  - Check irrigation
  - Irrigation every other day
  - Feeding application once per week
  - Train and maintain plants

- Full Term Outdoor
  - Applicant plants mature clones in larger pots
  - Install trellis system for mature plants
  - Irrigation begins
  - Applicant top dresses and hand waters once per month

JULY

- Mixed Light
  - Vegetate clones in on-site nursery
  - Pot vegetated plants
  - Feeding application once per week
  - Irrigation every other day
  - Trellis and maintain plants

- Full Term Outdoor
  - Applicant monitors plant growth
  - Pruning plants and plant maintenance
  - Irrigation
  - Applicant top dresses and hand waters once per month

AUGUST

- Mixed Light
  - Begin harvesting third run of vegetated plants
  - Rotate in fourth run of vegetated clones into flowering greenhouse
  - Feeding application once per week
  - Irrigation other day

  - Remove soils and re-apply soils to bed

- Full Term Outdoor
  - Applicant monitors plant growth
  - Pruning plants and plant maintenance
  - Irrigation
  - Applicant top dresses and hand waters once per month

SEPTEMBER

- Mixed Light
  - Vegetate clones in on-site nursery
  - Pot vegetated plants
  - Feeding application once per week
  - Irrigation every other day
  - Trellis and maintain plants

- Full Term Outdoor
  - Applicant monitors plant growth
  - Pruning and plant maintenance
  - Irrigation
  - Last top dress and hand watering application

OCTOBER

- Mixed Light
  - Begin harvesting fourth run of vegetated plants
  - Rotate in next year's run of vegetated clones into flowering greenhouse
  - Feeding application once per week
  - Irrigation every six to ten days

- Full Term Outdoor
  - Applicant begins harvesting flower

NOVEMBER

- Mixed Light
  - Vegetate clones in on-site nursery
  - Pot vegetated plants
  - Feeding application once per week
  - Irrigation every six to ten days

- Full Term Outdoor
  - Harvest complete; transferred off-site to process
  - Clean up cultivation site and winterize

DECEMBER

- Mixed Light
  - Vegetate clones in on-site nursery

- Pot vegetated plants
- Feeding application once per week
- Irrigation every other day
- Trellis and maintain plants