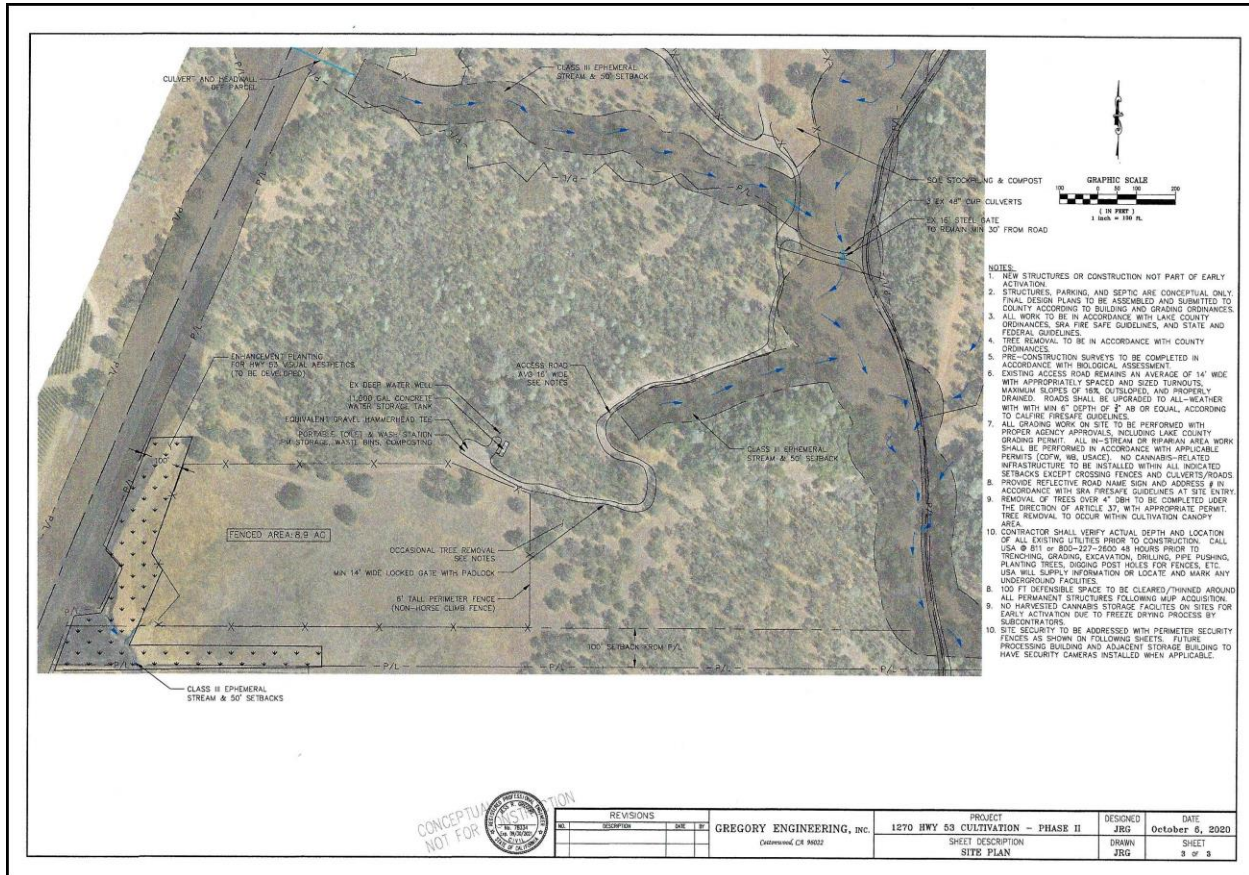


Hwy 53 Cannabis Cultivation Project
UP 19-49, IS 19-71, EA 19-74
Phase II Scenic Corridor Mitigation Plan
October 2020 (Updated March 2021)



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The Hwy 53 Cultivation Project will be conducted on two contiguous parcels of land containing a total of 105 acres (APN's 010-055-26 and 27). The proposed outdoor cannabis canopy area will consist of 5 acres as depicted in the revised application documents and site plans submitted to the County in October of 2020.

The Hwy 53 Cultivation Project area is accessed from Hwy 53 from the north through a gated entry to Junction Plaza/Ogulin Canyon Road, south to an existing private driveway.

The two cultivation areas are proposed to be located on gently sloping site areas with good sun exposure and sufficient setbacks from property lines, watercourses, and other sensitive natural resources.

The subject parcels have frontage on California State Hwy 53 and are subject to Chapter 34 of the Lake County Zoning SC - Scenic Corridor Combining District the purpose of which 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.

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The following Scenic Corridor Mitigation Plan is proposed to be implemented for the southern parcel identified as APN 010-055-26. This proposed cultivation area has an open, south facing slope visible to the travelling public on Hwy 53.

- A.** Plant 65 – 15 gallon - blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), black oak (*Quercus kelloggii*), or valley oak (*Quercus lobata*) trees in a natural random pattern within the 100'-150' area east of the Hwy 53 right of way line and along the southern property line as depicted on the above plan.
- B.** The 15 gallon size trees are advised as they have a lower mortality rate than larger tree sizes.
- C.** Each tree will be planted in accordance with industry protocols and will be hand watered every two weeks in the first year after planting. Once established, these trees will not require additional hand watering, unless there is an obvious indication of stress. Any trees that do not survive will be replaced.
- D.** As required by Lake County, 6' tall solid wood fencing may be installed along the Hwy 53 frontage and along the southern property line in a continuous line or in a more strategic pattern in order to provide additional screening and view corridor interruption. Installed fencing will be maintained and replaced as necessary.
- E.** It should be noted that given the existing grade and alignment of Hwy 53 relative to the topography of APN 010-055-26, that solid wood fencing will not be site obscuring, but will create more of a visual attraction to the eye.

Laythen Martines