

RHRP1 (Major Use Permit, UP20-81)

Project Description

The proposed Red Hills RHRP1 (RHRP1) project is located approximately 12 miles southeast of the City of Lakeport, between State Highway Route 175 (SR175) and State Highway Route 29 (SR29), in the community of Kelseyville, Lake County. RHRP1 is fully located within the existing Bryant Stocking Vineyard Block Development (Block Development). The approved Block Development includes five (5) assessor parcels (APN) 009-022-54, 009-022-55, 011-056-01, 011-055-06 and 009-022-56.

On August 16, 2018 the County of Lake approved a grading permit (GR17-025) and mitigated negative declaration for the Block Development, authorizing the clearing of approximately 280 acres of native vegetation on the five parcels for the purposes of vineyards. The 280 acres approved for clearing are comprised of individual areas or "Blocks" (Blocks A-O). As of the date of this initial study, only a western portion (portions of Blocks F, G, H and I) of the vineyard block development area has been cleared under GR 17-025 for vineyards, no vineyards have been planted to date. The applicant is proposing a new outdoor commercial cannabis operation on the previously cleared portion of the Block Development, Blocks F, G, H and I, which is solely located in APN 009-022-54.

Elevations in the RHRP1 range from approximately 2,040 feet to 2,280 feet above mean sea level. According to the biological assessment the project is situated between Mount Konocti and the Mayacamas Mountains on series of low rolling hills. Two wetland basins are centrally located in the project area are fed by local drainage. In turn, the wetlands drain via McIntire Creek, which flows west to Cole Creek and then through Big Valley to Clear Lake. The vegetation in the area is mainly pine, oaks, willow, chaparral, manzanita, natural grasses, and cattail. Several wildlife species potentially occur on the project site including: bumble bee, frog, pond turtle, martin, porcupine, and bat.

Access to the project area will be from SR175 via a proposed driveway and security gate. SR 175, is a two lane road with a right-of-way of 60 feet, which includes two 12-foot wide travel lanes and 6-inch to 4-foot wide shoulders. SR175 begins at the junction of SR29, northwest of the project, and ends at the junction with SR 29, to the southeast, in Middletown. The access driveway will be located approximately one mile south of the SR29 junction, off SR175.

Land uses surrounding the project site include residential estates, vineyards, row crops, grazing land, and open space.

RHRP1, LLC is requesting approval of a Major Use Permit to allow the operation of an outdoor commercial cannabis cultivation operation (RHRP1) located at 8210 State Highway 175, Kelseyville, California, further described as APN 009-022-54. RHRP1 is located southeast of the city of Lakeport and northwest of the community of Lower Lake and will be established in an already cleared area of the approved Block Development. RHRP1 includes the development of one thirty-six (36) acre cultivation area with an outdoor canopy area of 1,089,000 square feet (25 acres), as depicted on the Proposed Site Plan attachment.

The cannabis cultivation/canopy area(s) will be grown in amended native soil with drip irrigation water systems. Irrigation water will be provided by two groundwater wells. The first well is located at 7815 South State Highway 29, Kelseyville, California, APN 009-022-83, and will serve as the primary water source via a water easement agreement. The second groundwater well located on APN 009-022-56 also known as 8550 State Highway 175, Kelseyville, California will serve as a backup source of water also accessed via the water easement. Only outdoor cannabis cultivation activities will be conducted on project parcel APN 009-022-54.

According to the application packet, the proposed Project includes but is not limited to the following (please refer to the Property Management Plan attachment).

- One thirty-six (36) acre commercial cannabis cultivation area which includes 1,089,000 square feet (25 acres) of cannabis canopy area
- Access driveway and gravel parking area with 50 parking spaces
- One (1) 120 square foot (10' X 12') shed designated for pesticide storage
- One (1) 120 square foot (10' X 12') shed designated for fertilizer storage
- One (1) 64 square foot (8' x 8') cannabis waste storage and compost area
- One (1) 312 square foot (8'9"X 32') portable office trailer designated for office use, security system, and document storage
- One (1) 312 square foot (8'9"X 32') shed designated for employee breakrooms
- Three (3) 60,000 gallon water storage tanks
- Portable Restrooms, including ADA-compliant restroom
- Six foot high wire fence with locking gates enclosing cultivation area
- Motion activated security video and light system

Ingress and egress is via a proposed access driveway connecting to SR175. The applicant has secured a California Department of Transportation (CalTrans) encroachment permit (Permit No. 0121-6-RC-0090) in March of 2021, for the access driveway, and the CalTrans district has approved the proposed access driveway location. A gravel surface parking lot with area for 50 parking stalls are proposed.

As discussed above the water sources include two groundwater wells. The well that will be used to irrigate the cannabis grow is located on APN 009-022-83. The well located on APN 009-022-56 will be used as a backup water source. Each groundwater well has an estimated yield of 500 gallons per minute. Water from the groundwater well that will be used for irrigation will be pumped from the well through PVC piping to three 60,000-gallon water storage tanks. The water storage tanks will be located within the cultivation area west of the canopy area adjacent the proposed parking lot. A drip irrigation system will distribute water from the tanks to the proposed cultivation canopy area. Drip irrigation will be composed of PVC piping covered with straw mulch or similar material, and equipped with shutoff valves on hoses and water pipes. Water application rates will be adjusted based on proposed installed soil moisture meters, weather monitoring data, and daily visual inspections of irrigation systems to immediately repair any leaking or malfunctioning equipment.

RHRP1 expects to use approximately 633,000 gallons of groundwater per acre of canopy area each cultivation season. The total expected groundwater use per cultivation season is 16,450,000 gallons of

groundwater each year or 50 acre-feet per annum. The cultivation season for the proposed cultivation operation will begin in May and end in November of each year. The anticipated average daily demand/use of groundwater throughout the cultivation season will be approximately 76,900 gallons per day.

Chemicals stored and used at/by the RHRP1 include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area.

Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. Personnel will be trained on how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel will be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they're using/preparing. PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

Best management practices will be preventative, including an integrated ecosystem based approach using techniques such as beneficial insects, beneficial fungi, horticultural oils, intercropping, and the use of pest resistant varieties.

The types of solid waste that will be generated from RHRP1 include but are not limited to gardening materials and waste (such as paper, glass, metal, inerts, and mixed residue) and general waste from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy area(s). At no time will the bins be filled to a point that their lids cannot fit securely. All solid waste from the bins will be deposited truck equipped with a secure fitting tarp, to prevent solid waste from escaping while in transport. The solid waste will be hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly.

All generated waste materials will be processed and stored in accordance to all Federal, State and local agency requirements.

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 work day 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 site will be mowed and trimmed regularly to ensure safe and sanitary working conditions and minimize pests.

All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or seasonal waterway. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. The existing access roads and parking areas are/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. Personnel will have access to the portable restroom facilities at all times when onsite, and those restroom facilities will be established in a location that is at least 100 feet from any surface water body, and serviced regularly.

Cultivation related activities will occur from 6:00 AM to 11:00 PM, Monday through Sunday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present.

Number of Shifts and Employees:

- Normal cultivation season: One (1) shift with up to twenty-five (25) employees.
- Peak cultivation season (harvest): Two (2) shifts with up to fifty (50) employees during peak shifts.

Site development activities include the installation of two 120 square foot sheds for fertilizer and pesticide storage, and two 312 square foot portable office trailers for offices, employee breakrooms, security equipment, and document storage. Three (3) 60,000 gallon water storage tanks will be located adjacent the canopy area and will provide water by way of a drip irrigation system. A 64 square foot area will be utilized for cannabis waste storage and compost area.

As discussed above, RHRP1 is contained within the approved Block Development in an already cleared area and does not require clearing or grading. Normal farming operations for the cannabis cultivation will include tilling, bed shaping, mowing, and brush removal for fire management.

Growing medium includes the existing soil and soil amendments such as peat, coco coir, worm castings, compost, ligna peat, pumice, guanos, rock dusts, kelp meal, blood meal, and fish bone meal. Approximately, 5,400 cubic yards of on-site soil will be mixed with the amendments for the first two years, and the following cultivation seasons amended, as determined by representative soil sample analysis, to maintain the desired nutrient and microbial levels. The applicant proposes not to dispose of any growing medium unless contamination occurs.

All site development activities, including engine warm-up, will occur from 7:00 a.m. to 6:00 p.m., Monday through Sunday, and is anticipated to take six to nine months. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. The applicant anticipates approximately between 60 and 80 vehicle trips will be necessary to complete all site development activities. Water from the groundwater wells will be used to mitigate the generation of dust during development and operation. The operator must adhere to all noise requirements in the Lake County Code during site development and operation.