QUARRY FARM

CANNABIS CULTIVATION

PROJECT OVERVIEW

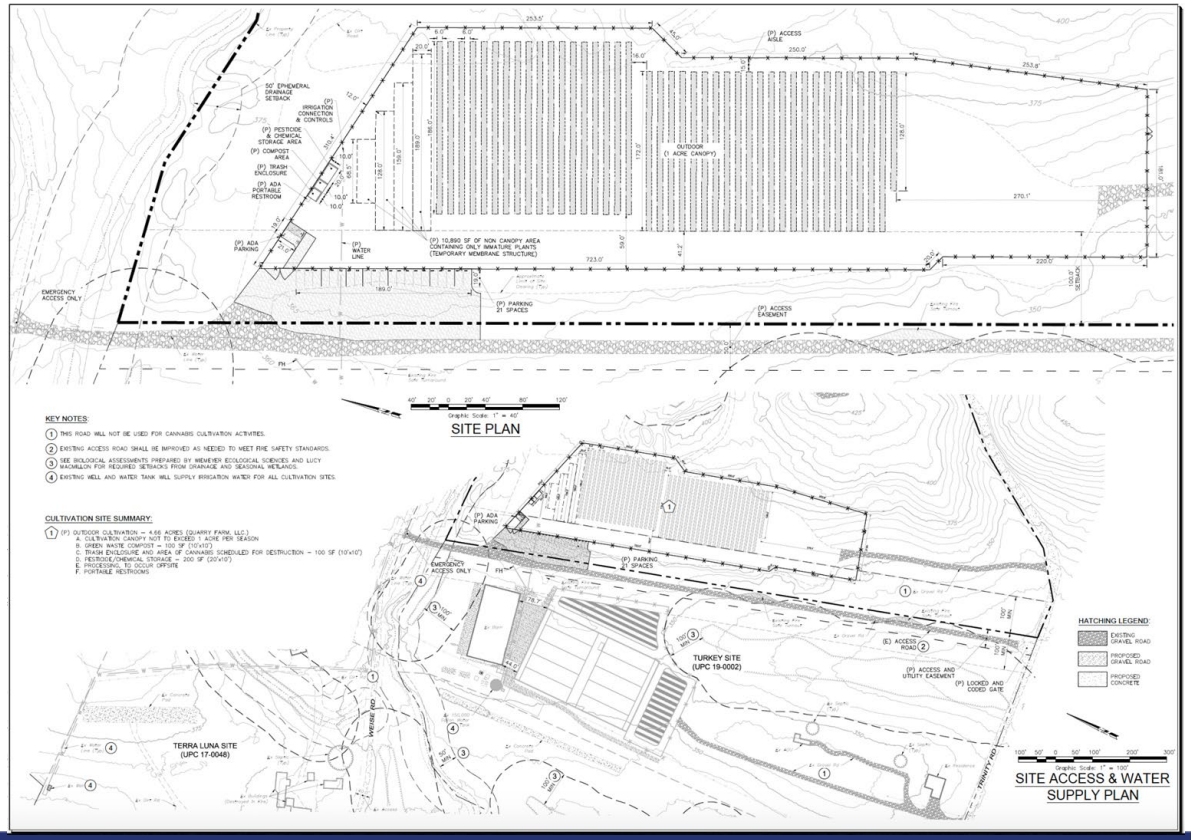
Quarry Farm - PLP17-0040

- Applicant - Quarry Farm LLC
- (Justin Morgan)
- Request for zone change to remove MR overlay and one (1) acre of outdoor cultivation

CEQA Report

- This use permit today is one of 3 projects at the Gordenker Family Ranch. However, due to CEQA requirements the cumulative water and traffic impacts were considered for all 3 projects.

PLP17-0040



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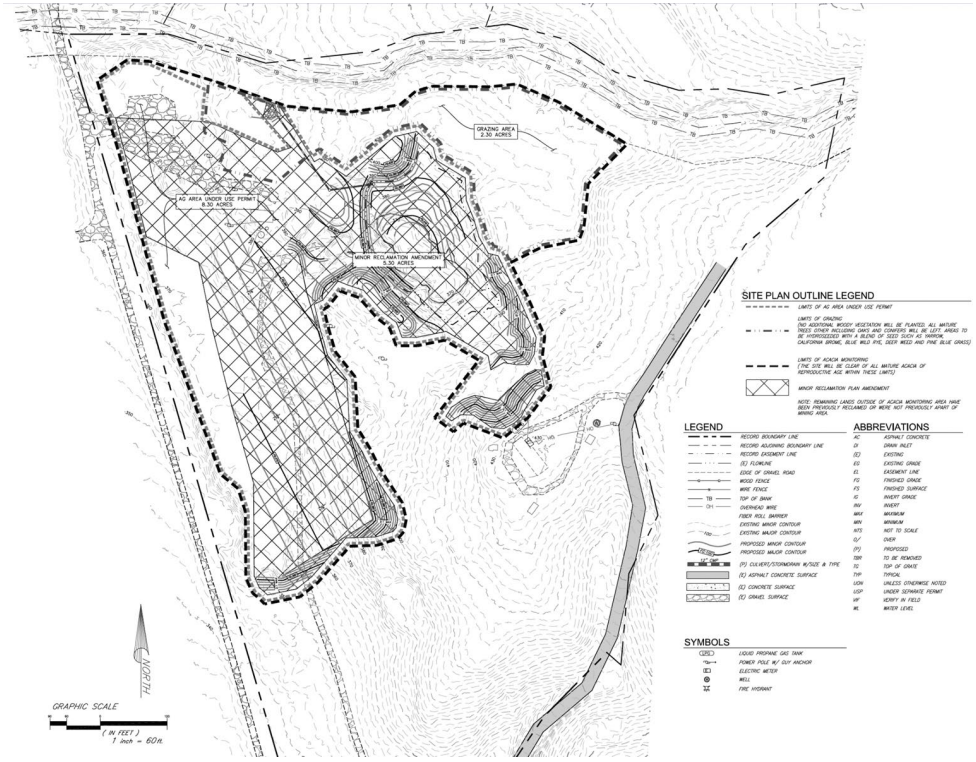
RECLAMATION PLAN



RECLAMATION PLAN

WATER AVAILABILITY + USAGE

- The 3 use permits were required to analyze water impact inclusive of maximum future water uses from all potential surrounding development - an unprecedented standard applicable only to cannabis
- Using this high standard, cumulative project and adjacent potential water impact combined is only
    - 4.5 acre feet/year for this project and 12.7 acre feet/year total cannabis usage
    - Total usage for these projects has been calculated to only be 5.5% of the annual groundwater recharge rate
- Monitoring easements and meters installed
- Storage of 150K gallons with 30K reserve for fire protection (UPC19-0002)

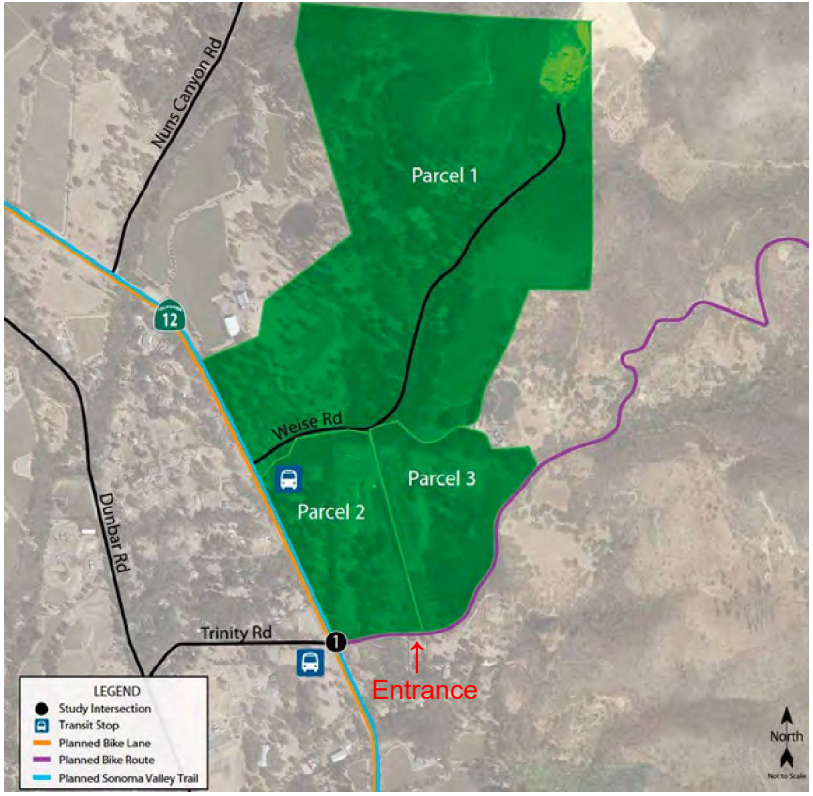
TABLE 1*

Proposed cannabis water use (parcel 1, outdoor), afy	4.5
Proposed cannabis water use (parcel 2, mixed light), afy	3.7
Proposed cannabis water use (parcel 3, outdoor), afy	4.5
Additional potential cannabis water use for CIA (21 CP's), afy	31.5
Total proposed/potential water use for CIA, afy	**44.2**
Existing domestic water use for subject property (3 parcels), afy	4.5
Additional existing/potential domestic water use for CIA (21 DU's), afy	31.5
Total existing/potential water use for CIA, afy	**36.0**
Existing vineyard irrigation demand for subject property (6 acres), afy	3.0
Additional existing/potential vineyard irrigation demand for CIA (77 acres), afy	38.5
Total potential water use for vineyard irrigation, afy	**41. 5**
Total Existing/Potential livestock water use for CIA, afy	**0.25**
Total existing/potential groundwater demand, afy	**122.0**
Groundwater recharge, afy	**233.0**
Total Groundwater in storage, acre-feet	**3,240**

***Groundwater demand, recharge and storage. The table shows that maximum potential groundwater demand is approximately 52% of the groundwater recharge and less than 4% of groundwater storage.**

TRAFFIC IMPACTS

- This project will use Trinity Road as the primary access point
- This intersection has turning lanes in both directions on Highway 12 and has a collision rate that is 83% lower than the statewide average*
- The cumulative projects will result in 109 new trips per day to the surrounding road network, this project is only 46 of those
- These additional trips are anticipated to not increase delay times at Trinity / Highway 12 by more than 5 seconds at peak times - resulting in a "less than significant" impact
- Parking supply is adequate for all anticipated needs
- No additional turning lanes or other road changes are required even under projected "future plus project" increases in traffic
- The project is serviced by two transit stops, more than adequate in this type of zoning



SECURITY PLAN

Our security plan is informed by nearly 20 years of operating cannabis cultivation sites both indoor and outdoor.

This Project Will Have

- High resolution & infrared (night vision) digital camera system with remote access for operational monitoring
- 7' high perimeter fencing
- Motion activated lights in strategic locations

Monitoring & Response

- 24 hour recording with third party monitoring
- Virtual access and history storage compliant with state and local requirements

NEIGHBORHOOD + COMMUNITY OUTREACH

- Hosted tour of farm on July 22, 2017 and Sept 15, 2018
- Over 40 nearby residents and neighbors with immediate neighbors in support
- Major concerns addressed (water, security, fire, quarry)
- Active supporters of Mayacama Volunteer Fire Foundation

APPLICATION TIMELINE

Application submitted in August 2017

In the last 5 years

- 5 PRMD/contract planners have been assigned to this project
- Applicant hired environmental consultant to assist with MND drafting