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PROPERTY MANAGEMENT PLAN

CHARLES COLLINS  
"HIGH CALIBER CANNABIS"  
12194 WHITE ROCK CANYON ROAD  
UPPER LAKE, CALIFORNIA 95482

APN 002-010-01

TYPE 3 (MEDIUM) OUTDOOR CANNABIS CULTIVATION OPERATIONS



**January 30, 2020**

Prepared for:  
**Community Development Department**  
County of the Lake  
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*This Property Management Plan (PMP) has been prepared to fulfill the requirements of **Ordinance No. 3084, an Ordinance Amending Chapter 21, Article 27 of the Lake County Code Pertaining to Cannabis Cultivation** (referred to herein as “**Ordinance**”).*

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## INTRODUCTION

This Property Management Plan [hereafter referred to as “PMP”] is intended to be a “living” document, updated as necessary, such that when operational activities or processes are modified or replaced, the applicable sub-plans are revised to reflect these changes. Relevant sub-plans should also be amended whenever the goals of the Plan are not met, whenever a significant pollution event occurs, or whenever a violation notice is issued.

This “PMP” shall identify and locate all existing cannabis and non-cannabis related uses on the property, as well as, proposed cannabis and non-cannabis related uses on the property. This plan will describe how all cannabis and non-cannabis related uses will be managed in the future. This plan shall demonstrate how the operation of the project site will not harm the public health, safety, and welfare or the natural environment of Lake County.

## PROJECT LOCATION AND DESCRIPTION

This “PMP” describes the operating procedures for the proposed cannabis cultivation activities located at **12194 White Rock Canyon Road, Upper Lake, California 95482** (APN: 022-010-01) [See Figure 1.]The project location county zoning is listed as Rural Lands with General Plan designation of Rural Lands (RL).

The proposed operation includes a **37,466** <sup>SQFT</sup> (approx. .86 acres) of outdoor cultivation area; **29,972** <sup>SQFT</sup> (approx. .70 acres) of canopy area; and 150<sup>SQFT</sup> of harvest storage area.

The site operations are closed to the public. Visitation is only allowed when specific permission is granted.

The hours of operation are proposed for Monday through Saturday, from 9:00 a.m. to 5:00 p.m. Site is closed on Sunday.

The subject parcel is surrounded by Open Space (O) and Rural Lands (RL) to the North and East and Rural Residential (RR) to the South and West. There are no sensitive receptors near the project site.

The closest residence is just over approximately 500<sup>ft</sup> to the South. The Upper Lake High School is located approximately 3.4 miles to the South. The closest church to the project site is the United Methodist, located approximately 3.4 miles to the South. There are no sensitive site receptors located within 1,00 ft of the project site.

The parcel layout is shown on the Site Plan in Appendix A. Electricity is supplied by an existing PG&E service to the well. Water will be supplied by an existing on site well, there is an existing septic system for residential waste.

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## AERIAL IMAGING OF PROJECT SITE & SURROUNDINGS



FIGURE 1: High Caliber Cannabis and surroundings

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## 1. Air Quality

This section is intended to address the proposed projects adherence to the Lake County Air Quality Management District rules and regulations for Cannabis business within the County of Lake, CA.

### 1(a) Air Quality Setting, Intent, Potential Pollutant Sources

#### Setting

The project is in the Lake County Air Basin. The Lake County Air Quality Management District (LCAQMD) regulates air quality in Lake County.

#### Intent

This Property Management Plan intends to show how the approval of this project shall not degrade the County's air quality as determined by the Lake County Air Quality District (LCAQMD). That all required permits will be applied for and maintained as required, for the life of this project.

#### Potential Sources

No new exterior construction or grading is proposed for the completion of this project, therefore, there will be no short-term construction emissions. Offsite emissions principally consist of exhaust emissions (NOX, CO, ROG, PM10, and PM2.5) from motor vehicle operation of employees traveling into the site.

#### Operational Sources

Two (2) to five (5) people will be needed to maintain growing plants for this project. Up to 12 people may be needed during planting and harvesting. Most of workers will be housed within the surrounding community, around 2 to 10 trips per day during normal operations. A 2017 GMC Denali shall be the main vehicle to transport cannabis to and from the site. In some circumstances the use of an "SnS Trailer" to transport bulk-cannabis off site will be utilized. Therefore, the project would not generate significant vehicle emissions.

Operational emission sources consist of mobile emissions and area source emissions. Mobile source emissions estimates are derived from motor vehicle traffic from staff commuting. Area source emissions estimates are derived from the consumption of propane, electricity, and consumer products. However, this cultivation operation does not require the use of propane, electricity, or other consumer products. Cultivation operations may generate fugitive dust emissions through ground- disturbing activities such as ground tilling, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads, but these activities are minimal.

Operation of the proposed cultivation operation would generate small amounts of carbon dioxide from operation of small engines, such as tillers, and from vehicular traffic associated with staff commuting. The generation of carbon dioxide would be partially offset by the cultivation of fast-growing plants, which remove carbon dioxide in the air for photosynthesis. The proposed

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cultivation operations would not consume excessive amounts of energy because they utilize the natural sun for light.

**1(b) Air Quality: Equipment Sources and Activities**  
**Dust Management**

Cultivation operations may generate fugitive dust emissions through ground-disturbing activities such as ground tilling, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. The following are mitigation measures that can be used to control dust:

- Staff should be informed of speed limits and dust pollution. The roadways may be clearly marked for limited speed to control dust. Dusty road segments can be armored with gravel.
- On tilled earth and stockpiles, fugitive dust can be controlled by wetting the soil with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy. Water applications may be concentrated during the late summer and early fall months, when soils have the lowest moisture content or when winds are severe.

**BMP Fact Sheets WE-1: Wind Erosion Control** and **NS-1: Water Conservation Practices** will be implemented to provide dust control and prevent discharges from dust control activities and water supply equipment. Water application rates will be minimized as necessary to prevent runoff and ponding. Water equipment leaks will be repaired immediately. During windy conditions (forecast or actual wind conditions of 25 miles per hour or greater) dust control may be applied to disturbed areas, including haul roads, to adequately control wind erosion. **BMP Factsheet WM-3: Stockpile Management** will be implemented using fiber roles and plastic covers to prevent wind dispersal of sediment from stockpiles. The minimum amount of water should be used: refer to **BMP Factsheet NS-1: Water Conservation Practices**.

**1(c) Required Permits**

As required by the Ordinance, an Authority to Construct permit will be obtained pursuant to LCAQMD Rules and Regulations, only if applicable, prior to construction of facilities described in this Property Management Plan. An Authority to Construct or Permit to Operate permit shall be maintained for the life of the project.

**1(f) Odor Response Program**

The individual responsible for responding to odor complaints:

NAME	PHONE	EMAIL
Charles Collins	707-391-6099	collinsmortorsports69@yahoo.com

There are no sensitive receptors near the project site. Neighboring residences are located more than 500 ft from the project site. Public facilities such as schools and churches are over 1.5 miles away.

- a) Please See APPENDIX 1: Air Quality for Standard Operating Procedures (S.O.P.) which will address Procedures and Policies to be used when receiving an odor complaint.

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## **2. Cultural Resources**

### **2(a) Intent**

This project does not require, nor propose, any grading or land movement. There should not be any cultural resources, named or unnamed sites, or historical evidence of cultural resources on this project site.

### **2(b) Cultural Resources Study**

This project does not require, nor propose, any grading or land movement. The California Historic Resource Information System (CHRIS) has not provided a known archeological, or historical cultural resources found on this site.

The applicant has requested to meet and inform the five (5) Cultural Tribes within the County to seek guidance and understanding of the intended project and its lack of impact of cultural resources.

### **2(e) Procedure for Inadvertent Discovery**

An Inadvertent Discovery Work Plan is only required by the County for properties known to have cultural resources. No cultural resources are known to occur within, or adjacent to, the cultivation areas.

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## 3 Energy Usage

### 3(a) Use of Energy Intent

High Caliber Cannabis is powered by a PG&E well service. The cultivation is conducted outdoors, under the full sun and stars, in Lake County. The use of natural sunlight, and photosynthesis timing, allows this cultivation site to operate with minimal use of energy from the parcel. Energy use on site may be utilized for power tools and battery chargers.

### 3(b) Energy Conservation Measures

Energy service is provided by PG&E. The limited use of the supplied service reduces the impact on the power grid. A combination of the following energy conservation measures may be employed at this operation:

- use of solar power where electricity is needed, and use of high-efficiency storage batteries, such as lithium-ion;
- use of passive solar energy techniques such as proper site selection, overhanging eaves, tree canopy cover, walls with high thermal inertia, etc.;
- use of LED lights or other high-efficiency lighting;
- use of ambient light whenever possible;
- use of highly insulative materials to reduce energy needed for structure heating and cooling;
- use of hand tools instead of power tools.

### 3(c) Energy Monitoring Program

Energy will be supplied by PG&E .Energy consumption is recorded by PG&E and provided on the PG&E bill. Energy consumption will be monitored through examination of Energy use demands per billing cycle.

The cannabis cultivation operations will not utilize the power supplied to the parcel for the growth of plants. The outdoor, full sun, aspect of this operation neutralizes the use of any grid power supply. Harvest storage area is monitored for temperature control, and lighting. The limited, once a year, aspect of this process minimizes the use of electrical power.

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## 4 Fertilizer Usage

### 4(a) Intent

The intent of this project is to ensure consistency in the storage and use with the other sections of the property management plan.

### 4(b) Application and Storage Protocols

This project shall be required to receive training and pass the Pesticide Applicator Certification through California Department of Pesticide Regulations. In addition to the certification requirement, the following shall be observed to ensure compliance with State law and manufacturing recommendations:

a. High Caliber Cannabis shall comply with all fertilizer label directions. As applications are needed to prevent pests, or infestation, employees shall read all manufactures directions and preventions measures.

b. High Caliber Cannabis shall store fertilizers in a garage, equipped with locking doors. Fertilizers shall be elevated off the ground, with a catch basin located directly underneath, in a manner to prevent spillage or damage.

c. High Caliber Cannabis shall maintain a “Spill Kit” for containing any fertilizer spills and immediately clean up any spills; the Spill Kit shall contain at a minimum:

- *Saw Dust/ Plant-based granular absorbent (3x20lbs)*
- *Universal Absorbent pads (50 ct)*
- *Spade Shovel*
- *Push Broom*
- *Dust Pan*
- *Disposal Bags (55 gals)*

d. High Caliber Cannabis pesticide applicators shall apply the minimum amount of product necessary for the desired intent;

e. High Caliber Cannabis applicators shall prevent offsite drift by ensuring that applications are done in minimal wind, and during damp moments in the day;

f. High Caliber Cannabis shall not spray directly to surface water or allow fertilizer product to drift to surface water. Spray only when wind is blowing away from surface water bodies;

g. High Caliber Cannabis will not apply fertilizer when they may reach surface water or groundwater; and

h. The use of fertilizer shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.

### 4(c) Maps

Please see Appendix A: Site Plan for maps of fertilizer storage on the parcel.

**Commented [SC1]:** So that they can apply pesticides when/if necessary. Done through Lake County Department of AG.

**Commented [SC2]:** This is something we need to make them aware of. This needs to be on site with any soil/fertilizer/pesticide location. A “PREVENTITIVE” measure.

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#### 4(d) Monitoring of Integrated Pest Management Program

High Caliber Cannabis shall monitor the use of pesticides on a semi-annual basis. The review of the Integrated Pest Management program shall be conducted prior to the planting of cannabis plants, the Pesticide Applicator shall prepare a pre-planting report to be reviewed at the end of the cultivation season. The second review shall be conducted following the harvest and testing of cannabis produced on site. The review will take a critical investigation into the following:

- *Observed infections or predators*
- *Pesticides Used (natural vs. chemical)*
- *Intended Results*
- *Actual Results vs Manufactures Recommendation*
- *Lesson Learned*
- *Weather summary*

Plants will also be fed liquid nutrients through the drip irrigation system and also through handheld foliar applicators.

At this cultivation operation, pests will be controlled by employing only approved, organic-certified pesticides. Weeds will be controlled using a line trimmer or mulch; herbicides will not be used. Live traps will be used for rodents. To control mites, all plants will be inspected individually for mites before planting.

**Commented [SC3]:** Accuracy? Will it be a hand application or all done through the drip irrigation. How often will it be cleaned? What will be use to clean the system?

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## 5 Fish and Wildlife Protection

### 5(a) Intent

There are no fishery resources on this property, yet the intent of High Caliber Cannabis is the minimize adverse impacts on fish in Middle Creek and by extension Clear Lake. A priority of this project is to protect and maintain wildlife resources such as access, browse, and habitat during the establishment and management of all cultivation activities. This will be done with guidance provided by the required notification to California Department of Fish & Wildlife (CDFW) via a 1602- Lake and Streambed Alteration Agreement as outlined in State regulations.

### 5(b) Mitigation Measures

High Caliber Cannabis will conduct the following in order to protect and prevent unintended harm to fish and wildlife:

*a. High Caliber Cannabis does not have any fish that are located on the property. Wildlife corridors exists in the natural migration of Cervidae mammals within the area. The migrating wildlife do not utilize this site specifically, more that this area is inhabited by wildlife natural to the region.*

*b. In working with CDFW to access the California Natural Diversity Data Base (CNDDDB), there were no known habitats found on the parcel. High Caliber Cannabis shall protect viable habitats within the area of cultivation. There is an attached CNDDDB that lists several potential species that could inhabit the general vicinity.*

*c. High Caliber Cannabis exists within the Middle Creek Watershed. There are several Class III streams on the property that are on the property that are diverted as they cross the private property before entering Middle Creek. Middle Creek drains into Clear Lake via Rancheria Creek and Rodman Slough.*

*d. High Caliber Cannabis shall minimize the adverse impacts of cultivation on fish and wildlife through a multiple disciplinary approach. Outside the cultivation area, High Caliber Cannabis shall protect and maintain natural vegetation and surface water resources for local wildlife by keeping land disturbance to a minimum. Protect the natural vegetation and providing best management practices to minimize or eliminate soil erosion that would impact water quality. The cultivation area shall be protected from the intrusion of wildlife when warranted with the rest of the property remaining available for use by local wildlife. provide feeding, and water for wildlife, and shall protect area from the intrusion of wildlife where warranted.*

*e. Please see Appendix A: Site Plan for maps showing the location of any conservation easements or wildlife corridors proposed.*

### 5(c) FGC-1602: Lake and Streambed Alteration

High Caliber Cannabis has notified California Fish and Wildlife of the following projects:

- Culvert remove and replace: Remove 18x20' CMP stream crossing under the access road to the upper section of the parcel and replace with 24" x 20' CMP.
- Install 18"x20' ditch relief culvert on the upper access road, approximately 200' upslope from the Class III crossing.
- Put to bed the old grow site (39°211301, -122°921915) and convert to fruit orchard.

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## 6 Operations Manual

### 6(a) Intent

It is the intent of this PMP to identify the operational procedures of commercial cannabis cultivation to ensure compliance with the approved use permits, to protect the public health, safety and welfare, as well as the natural environment of Lake County.

### 6(b)(1) Authorization

This section of the PMP grants the County, its agents, and employees, to seek verification of the information contained within the development permit or use permit applications, the Operations Manual, and the Operating Standards by appropriate means at any time before or after development or use permits are issued.

### 6(b)(2) Employee Screening

Staff shall be screen using online employee search engines (*i.e. LinkedIn, Indeed, ZipRecruiter, Monster, EDD*) or direct referrals for employment. Each potential employee shall submit a resume or job history report, with three (3) personal and professional references and an accompanying Live Scan submission form and receipt within the same calendar year from the Lake county Sheriff, as required by Article 27 of the Lake county Zoning Ordinance. Each potential hire will be interviewed and have a 30 day probationary period of employment prior to a full-time employment opportunity.

### 6(b)(3) Operational Hours

The overall operational hours for this project are Sunday thru Sunday from 06:00am to 20:00 (8:00p.m.) during cultivation seasons. The project site is closed after harvest of all grown cultivars on site.

### 6(b)(5) Carbon Footprint Reduction Procedures

This project shall attempt to reduce the Carbon footprint of this site and its employees and service providers by incorporating the following areas of focus:

- Reduce, Reuse, and Recycle of products within the building
- Use “Green” Refrigerants and Appliances where possible
- Utilize Fairtrade supported and supportive companies.
- Support and develop positive climate change policies at the local and national level in the cannabis industry

### 6(c) Grounds

This project PMP shall establish and implement procedures to ensure the grounds of this project are kept in a manner that will prevent the contamination of components and cannabis products. Please see [Appendix X](#) for details on the specifics of these procedures.

Property maintenance will follow Best Management Practices as recommended by the State Water Resource Control Board.

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## 7 Pest Management

### 7(a) Intent

It is the intent of this PMP to ensure consistency with the pest management practices outlined throughout this document. Any inconsistency shall be referred to this section for clarification.

### 7(b) Pesticide Application and Storage Protocols

This PMP shall describe how cultivation permittees will comply with the following:

- a. All pesticide applications must fully comply with the California Food and Agriculture Code, Div 6: *Pest Control Operation* and Div 7: *Agricultural Chemicals*: Ch. 1-3.6 and California Code of Regulations, Div 6: *Pest Control Operations*
- b. The following pesticide laws and regulation shall be followed:
  - i. *Comply with all pesticide labels*
  - ii. *Store chemicals in a secure building or shed to prevent access by wildlife;*
  - iii. *Contain any chemical leaks and immediately clean up any spills;*
  - iv. *Prevent offsite drift;*
  - v. *Do not apply pesticides when pollinators are present;*
  - vi. *Do not allow drift to flowering plants attractive to pollinators;*
  - vii. *Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies;*
  - viii. *Do not apply pesticides when they may reach surface water or groundwater; and*
  - ix. *Only use properly labeled pesticides.*
  - x. *The use of pesticides shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. For purposes of determining the edge of Clear Lake, the setback shall be measured from the full lake level of 7.79 feet on the Rumsey Gauge.*

### 7(c) Maps

Please see Appendix A: Site Plan for locations of springs, top of bank of waterway, edge of lake, delineated wetland or vernal pool on the lot of record, or within 100 ft of the lot of record and identified setbacks.

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## 8 Security

### 8(a) Intent

This PMP shall outline the pathways this project uses to minimize criminal activity, provide for safe and secure working environment, protect private property, and to prevent damage to the environment.

### 8(b) Security Plan

Currently, the project site does not have established security measures as outlined in ordinances for cultivation of cannabis within Lake County. The following information shall outline how the security plan development will meet the intent of the ordinance:

1. Prevent access to the cultivation site by unauthorized personnel and protect the physical safety of employees. This includes but is not limited to:
  - i. A perimeter 7' fence shall be installed along the front and side yard of the parcel. This fence shall be built to be view obscuring, and thwart unwanted foot traffic in the area. Driveway access shall be restricted via an lockable entry gate. This shall restrict the unwanted access of wildlife or personnel. The cultivation fence shall be duel locked, and chain secured.
  - ii. The premises shall have a security alarm system on the entry gate, and the residence. There shall be a video surveillance system that maintains view of the cultivation site, with integrated motion sensor lighting and infrared view for low light and night vision.
  - iii. High Caliber Cannabis shall establish employee identification cards, and a sign in/out procedure for personnel, suppliers, and/ or visitors. Badges shall always be issued to employees and required to be worn while on site. Frequent suppliers shall be issued a "Supplier Card" to be used while on site. Visitors shall be issued a "RED BADGE" which identifies them as a visitor, and access shall be restricted and an escort shall accompany any visitor for the length of the visit.
  - iv. The project parcel shall be maintained in a clean and manner such that visibility and security monitoring of the premises is possible.
  - v. The Security S.O.P. attached hereto, outlines the procedure for investigation and reporting of suspicious activities.

**Commented [SC4]:** How will we power the gate? This needs to be adjusted to a locked, security fence gate if power supply can not be achieve.

**Commented [SC5]:** These should be RHYZL creations. They do not need to be overly fancy, and we can get the graphics from each farm if they have them, and make these available on site for each of our clients.

### 8(b)(2) Loss and Theft Prevention

The person responsible for loss and theft prevention information is as follows:

NAME	PHONE	EMAIL
Charles Collins,	707-391-6099	collinsmortorsports69@yahoo.com

The passing of Proposition 64 enacted the State Track and Trace system that inherently tracks all cannabis products from seed to sale. This Property Management Plan shall establish procedures to ensure that all inventory is actively enrolled into the California Track and Trace system as required by both State and local regulatory agencies.

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- i. At the beginning of each cultivation season, a purchase of Trace and Trace (T&T) identifier tags shall be purchased for the required cultivation season. This cultivation operation utilizes a METRC integrated software application to report the activities on farm during the cultivation season. Each tag shall be uploaded into the application and synced to the METRC system for tracking. Shall a reporting issue occur, the software has the ability to produce a report that can be submitted to METRC in accordance with applicable laws and regulations. *(see Employee Manual for details of this process)*
  - ii. Access shall be restricted to the areas in which personnel are necessary to complete job duties. All employee shall be tracked while on site via Employee badges. Access shall be controlled via scheduling and assignments.
  - iii. The Security Officer shall supervise tasks or processes with high potential for diversion. Tasks such as, loading or unloading of vehicles, harvest movement, bucking, grading of cannabis flower, testing samples, etc.
  - iv. Employees shall store personnel items in the Employee Area. No personnel storage items shall be authorized within the “working area”, and all bags shall be inspected prior to leaving the “Working Area”. Employees shall perform “buddy checks” as outlined in the Security S.O.P. located in Appendix AA: Security S.O.P.

**8(b)(3) Security Contacts**

The Security Officer(s) for the cultivation sites are:

NAME	PHONE	EMAIL
Charles Collins,	707-391-6099	collinsmortorsports69@yahoo.com

Any complaints or problems associated with the operation of the commercial cannabis establishment will be directed to the Security Officer. The Security Officer shall make every good faith effort to encourage neighborhood residents to call the designated Security Officer to resolve operating problems, if any, before any calls or complaints are made to the County.

The Security Officer shall maintain a record of all complaints and resolution of complaints and provide a tally and summary of issues the annual Performance Review Report. The Staff Screening Process is described in the Operations Manual subsection of this Plan.

**8(b)(4) Compliant Records**

This project shall keep a complete record of any complaint received and the procedures used to resolve the complaint, to include the follow-up with community members, county sheriff, and any enforcement agency responding to a complaint. These records shall be summarized and incorporated into the annual Performance Review report supplied to the County.

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**8(b)(5) Access Restriction**

These operations are closed to the public. Visitation is only allowed when specific permission is granted. All staff, all suppliers, all product transporters, and all visitor must sign the log in / log out sheet. Signage will be posted that states that the operational areas have restricted access and are closed to the public. The signage will not advertise the presence of Cannabis products.

Access to the site is a driveway approach from White Rock Canyon Rd. White Rock Canyon Rd is connected to Elk Mountain Rd, which connects to Main St in Upper Lake, which connects to State Highway 29. Security gates provide restriction for customers with scheduled deliveries.

Signs will be established at the entry points to direct visitors to the proper location for services

**8(b)(6) Video Surveillance**

High Caliber Cannabis will be monitored using a comprehensive digital video surveillance system. Each camera will have the following specifications:

- Minimum resolution of 1920 X 1080 pixels
- Digitally record continuously 24 hours per day and at a minimum of 30 frames per second, color
- Exterior cameras shall be waterproof, I-66 minimum
- Interior cameras shall be moisture proof
- Display the current date and time of recorded events
- Enough lighting shall be provided to illuminate the camera's field of vision or infrared cameras will be used in areas where lighting is a concern
- Thermal (infra-red) motion sensing technology shall be used for perimeter fencing
- Installed in a manner that prevents intentional obstruction, tampering, and/or disabling

The video management software shall be capable of integrating cameras with alarms. The video surveillance system shall be capable of recording all pre-determined surveillance areas in any lighting conditions. The video surveillance system shall be capable of supporting remote access by the permittee. To the extent reasonably possible, all video surveillance cameras shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.

Areas that shall be recorded on the video surveillance system include, but are not limited to, the following:

- a. Cannabis cultivation areas,
- b. Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises;
- c. Areas where cannabis is destroyed;
- d. Limited-access areas;
- e. Security rooms;
- f. Areas containing surveillance-system storage devices, in which case, at least one camera shall record the access points to such an area

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g. The interior and exterior of all entrances and exits to the cannabis premises and including all areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.

All recording shall be located in secure rooms or areas of the premises in an access and environment-controlled environment which is separate from the room where the computer and monitoring equipment is located. All surveillance recordings shall be kept on the applicant's recording device or other approved location for a minimum of 30 days. Data transfer will be by coax cable or by WiFi router.

UniFi G3 Pro Video Cameras ([Model UVC-G3-Pro](#)) or similar will be installed. The cameras are wireless and powered by two small solar arrays ([Tycon RPSTL24M-200-320](#) or similar). Data transfer is via a WiFi ([Ubiquiti UAP-AC-M Wifi AP](#) or similar) to a secure building where recordings are stored for a minimum of 30 days. These cameras can be remotely accessed. See Site Plans for placement and coverage.

**Commented [SC6]:** Is this the actual game plan for security camera

#### **8(b)(7) Fencing**

As mentioned above a perimeter fence shall be installed on the property,. The fences established shall meet the following:

- i. *Posts set into the ground. The posts may be steel tubing, timber or concrete and may be driven into the ground or set in concrete. End, corner or gate posts, commonly referred to as "terminal posts", must be set in concrete footing or otherwise anchored to prevent leaning under the tension of a stretched fence. Posts set between the terminal posts shall be set at intervals not to exceed 10 feet. A top horizontal rail is required between all posts. The fence shall be attached to the posts and top horizontal rail.*
- ii. *No barbed wire, razor wire or similar design shall be used.*
- iii. *The cultivation area shall be screened from public view. Methods of screen may include, but is not limited to, topographic barriers, vegetation, or solid (opaque) fences.*

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## 9 Stormwater Management

### 9(a) Intent

It is the intent of this Property Management Plan to protect the quality of the surface water and the stormwater management systems managed by Lake County and to evaluate the impact on downstream property owners.

### 9(b) Compliance

This PMP strives to outline its compliance with all storm water management rules and regulations as imposed on cannabis business per the California State Water Board, Central Valley Regional Water Quality Control Board, the North Coast Regional Water Quality Control Board, and the County of Lake. This project site activities shall prohibit illicit discharge of irrigation or storm water from the premises.

### 9(f) Storm Water Management Plan

This project site is located on a publicly traveled roadway. The road leading to the parcel is equipped with a Storm water drainage and sewer system to remove roadway contamination from the public waterways. The project is located with no bridge crossings within the project site or on the immediate roadway leading to the site that could be affected by the proposed projects.

There is no proposed grading in association of this project.

As there is no proposed construction improvements, there is little chance of construction contamination making it into the Storm water system by applying proper BMPs at the time of construction and maintaining BMPs through the life of the permit. The cultivation site is surrounded by undeveloped land that is ground covered with natural grasses and native plant life. Permanent BMP's shall consist of landscape maintained and improved as needed to prohibit off site discharge. Additionally, the project site shall impose BMPs as needed per the California Stormwater BMP Handbook available at [www.casqa.org](http://www.casqa.org).

Seasonal inspection of the immediate ground landscaping, and surrounding areas will determine the BMPs to be on site and available should they be needed.

This cultivation site is currently enrolled in the State Water Resources Control Board's *Order WQ 2019-0001-DWQ General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order).

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## 10 Waste Management

### 10(a) Intent

This PMP is intended to minimize the generation of waste and dispose of such waste properly, to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly.

### 10(b) Waste Components

The volume of solid waste generated at the proposed site is estimated below on a peak daily basis and an annual basis.

**Table 1** *Estimated solid waste generation*

	<b>Annual Basis (lbs)</b>	<b>Peak Daily (lbs)</b>
Paper	0	0
Glass	0	0
Metal	0	0
Electronics	0	0
Plastic	100-250	2
Organics	1,000-2,000	5
Inerts*	0	0
Household Hazardous Waste	0	0
Special Waste	0	0
Mixed Residue	0	0

\* Inert waste is waste which is neither chemically nor biologically reactive and will not decompose. Examples are sand and concrete.

Two waste bins are present on site. The locations of existing waste bins are shown in the Maps section.

Recyclables will be segregated from solid waste and stored in bins. At monthly intervals, staff will transfer them by truck in trash cans, with tight lids or plastic garbage bags and tarped loads

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and deposit them in an appropriate recycling facility. Recyclables such as scrap metal, glass, metal and plastic containers, can be conveniently unloaded at a recycling drop-off center (a Lake County Integrated Waste Management facility or private facility). Cardboard and newspaper may be recycled or mixed in with other composting materials.

Yard waste, green waste, and other compostable materials will be segregated from the solid waste and shredded and composted onsite for reuse as mulch or as a soil amendment. Compost and recyclable wood can be dropped off at any compost facility where it is processed as new compost.

Household toxic materials will be segregated from the solid waste and disposed of at a Lake County Integrated Waste Management facility.

Waste will be hauled to an appropriate licensed facility by a private waste-hauling contractor, such as Waste Management, Inc., or C & S Waste Solutions, or by operational staff.

The Lake County Integrated Waste Management facilities are:

- **Lake County Waste Solutions Transfer Station and Recycling Center, 230 Soda Bay Road, Lakeport**
- Eastlake Landfill, 16015 Davis Ave, Clearlake
- South Lake Refuse and Recycling Center, 16015 Davis Street, Clearlake
- Quackenbush Mountain Resource Recovery and Compost Facility, 16520 Davis Street, Clearlake

The following material handling and waste management measures will be implemented:

- Prevent or minimize handling of wastes that can be readily mobilized by contact with stormwater during a storm event;
- Contain all stored wastes (e.g., particulates, powders, shredded paper, etc.) that can be transported or dispersed by the wind or contact with stormwater during handling;
- Cover waste disposal containers and material storage containers when not in use;
- Divert run-on and stormwater generated from within the facility away from all stockpiled materials;
- Clean all spills of wastes that occur during handling in accordance with the spill response procedures); and
- Observe and clean as appropriate, any outdoor material or waste handling equipment or containers that can be contaminated by contact with chemical/industrial materials or wastes.

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A sandbag barrier (Construction BMP Factsheet SE-8) can be placed around waste storage areas to prevent stormwater run-on from adjacent areas. Materials can be elevated with pallets or cement blocks to minimize contact with stormwater. Spill clean-up materials, material safety data sheets, a material inventory, and emergency contact numbers will be maintained and stored in an accessible area by all employees and with the storage areas.

To eliminate pollution of stormwater from cultivation materials, all cultivation materials will be stored with sediment controls (Construction Factsheets BMP SE-5: Fiber Rolls, SE-8: Sandbag Barrier, and WM-3 Stockpile Management) being utilized as needed.

BMPs will be implemented to minimize storm water contact with waste materials and prevent waste discharges (Construction Factsheet BMP WM-5 Solid Waste Management). Solid waste should be removed and disposed off-site at least weekly at a proper receiving facility. Any chemicals will be in the appropriate location. Chemical wastes will be appropriately and clearly marked in containers and segregated from other non-waste materials.

Storage of soil amendments and chemicals will employ the following CASQA Industrial BMP fact sheets:

- SC-31: Outdoor Liquid Container Storage
- SC-32: Outdoor Equipment Operations
- SC-33: Outdoor Storage of Raw Materials
- SC-34: Waste Handling and Disposal
- SC-40: Contaminated or Erodible Surfaces
- TC-30: Vegetated Swale
- TC-31: Vegetated Buffer Strip.

**10(b)a. Solid Waste Reduction**

Solid waste will be reduced using some combination of the following strategies and activities:

- Provide filtered water and dedicated bottles for staff.
- Use biodegradable containers.
- Use durable materials to reduce the use of disposable materials.
- Select vendors that use reusable packaging and shipping containers; encourage vendors to do so.
- Minimize the volume of packaging material required by selecting products packaged efficiently or by buying in bulk.
- Employ soil fertility practices, such as nitrogen fixation, to reduce the importation of fertilizers and soil amendments.

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- Use electricity-powered vehicles and equipment where possible.
  - Compost and reuse all cannabis waste materials (leaves, stalks, root-wads)

**10(b)b. Hazardous Waste Management**

The Lake County Division of Environmental Health is the Certified Unified Program Agency (CUPA) for all of Lake County, dealing with hazardous waste and hazardous materials. The CUPA typically requires a Hazardous Materials Business Plan for the following volumes of hazardous materials: greater than 55 gallons of liquid; 200 standard cubic feet of compressed gas; or 500 pounds of a solid. All permittees shall manage all waste that is hazardous waste, as defined in Section 40141 of Public Resources Code, in compliance with all applicable hazardous-waste statutes and regulations.

Chemicals will be stored inside, in approved chemical storage areas so that stormwater is not contaminated. Chemicals will be properly labeled, properly segregated, and open containers sealed when not in use. Staff, when handling chemicals, will use personal protective equipment such as safety glasses, gloves, dust mask, boots, and pants and long-sleeved shirt.

Chemicals will be stored inside the building, in approved chemical storage areas. Chemicals will be properly labeled, and open containers sealed when stored. Personal protective equipment such as safety glasses, gloves, dust mask, boots, and pants and long-sleeved shirt, will be used by staff when handling chemicals.

Should vehicle and equipment fueling, or maintenance be performed in the Project Area, the following CASQA Industrial BMP fact sheets will be followed:

- SC-20: Vehicle and Equipment Fueling
- SC-21: Vehicle and Equipment Cleaning
- SC-22: Vehicle and Equipment Maintenance and Repair

Material Safety Data Sheets (MSDS) will be kept on file for each chemical used at this facility. MSDS will be made available to all staff for viewing. When a new chemical is brought on to this facility, there will be a brief “tailgate” meeting to discuss proper storage, handling, and disposal of the chemical. MSDS shall be in a binder within the chemical storage area. Each Department shall be responsible for the updating and training of staff when using chemicals within the premises.

Spill clean-up materials, material safety data sheets, a material inventory, and emergency contact numbers will be maintained and stored in employee areas, as well as maintained within the immediate storage area. BMPs will be implemented to minimize storm water contact with waste materials and prevent waste discharges (Construction BMP Factsheet WM-5 Solid Waste Management). Solid waste should be removed and disposed off-site at least weekly at a proper receiving facility. Any chemicals will be stored in the shipping containers or sheds. Chemical wastes will be appropriately and clearly marked in containers and segregated from other non-waste materials.

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Storage of soil amendments and chemicals will employ the following CASQA Industrial BMP Fact Sheets:

- SC-31: Outdoor Liquid Container Storage
- SC-32: Outdoor Equipment Operations
- SC-33: Outdoor Storage of Raw Materials
- SC-34: Waste Handling and Disposal
- SC-40: Contaminated or Erodible Surfaces
- TC-30: Vegetated Swale
- TC-31: Vegetated Buffer Strip.

#### **10(c) Cannabis Vegetative Material Waste Management Handling and Disposal of Cannabis Vegetative Waste**

There will be a dedicated area where cannabis waste is handled. This area will be surveilled by video camera, and Cannabis waste will be weighed at regular intervals as part of the Track and Trace Program. Cannabis waste will be handled with appropriate PPE, including long-sleeved shirts, pants, boots, dust mask, eye protection, and gloves.

Cannabis waste will be composted on site in a designated composting area as shown on the Site Plan in Appendix A.

Non-cannabis green waste will be shredded in a wood-chipper, as necessary. Vegetative waste will be mixed with soil and inoculated with humus and composted. Compost heaps should be at least one cubic yard in size to generate and sustain necessary heat for composting (to sustain aerobic digestion). Compost heaps should be segregated into batches as they age, with humus being the resulting product after several weeks of composting. Compost heaps should be turned often to encourage aeration and aerobic digestion and supplemental water added to keep the heaps moist, but not wet (to discourage anaerobic digestion). Cannabis waste should be shredded and mixed with at least an equal amount of compostable materials such as food waste, yard waste, or growing medium (to render the cannabis unconsumable). Cannabis waste must be kept inside the locked fence or other locked compound at all times.

If cannabis waste is to be disposed offsite, it should first be shredded and blended with an equal part of non-consumable material, such as cardboard. Cannabis waste must be kept inside the locked garden area or other locked compound until ready for transport. It would then be transported as solid waste to the proper disposal facility.

California Department of Food and Agriculture's CalCannabis Cultivation Licensing Program dictates specific Cannabis waste management practices, that will be adopted, as applicable, by this operation.

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**10(d) Growing Medium Management**

For the purposes of this Plan, growing medium consists of the substrate and non-organic amendments (vermiculite, perlite, silica gel, etc.). It does not include fertilizers or organic amendments such as mulch, humus, worm castings. Etc. See the Fertilizer subsection of this Plan for a discussion on organic amendments.

**Types and Volumes of Growing Medium**

The growing medium for this cultivation operation is a reusable sterilized substrate consisting of coco coir and peat.

**Growing Medium Handling, Disposal, and Waste Reduction**

Growing media waste will be reduced or eliminated by composting and blending old soils with new soils and amendments. No significant amounts of growing media are expected to be disposed. Instead, media is reduced in volume yearly because it is absorbed by the plants and metabolized by soil organisms (bacteria, fungi, invertebrates). Soil staging areas and compost piles will be located inside the building and within the secure exterior locations shown on the Site Plan in Appendix A. BMPs will be employed to ensure that these piles do not contaminate stormwater or cause nuisance dust or odor issues.

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## **11. Water Resources**

### **11(a) Intent**

It is the intent of the project to minimize impacts on surface and groundwater resources.

### **11(b) Identified Water Resources**

This project site is located 6.92 miles (*straight line path*) North of the edge of Clear Lake. There are several Class III streams that originate on the property that are diverted as they cross private property before entering Middle Creek. Middle Creek drains into Clear Lake via Rancheria Creek and Rodman Slough near Upper Lake. There are no surface water resources near the permitted area.

### **11(c) Minimized Impact**

This project has no identified water resources within the sphere of influence of the permitted location. One of the Class III streams that originates on this property that come near the permitted area but discharges into the ditch system of White Rock Canyon Rd. This ditch is relieved through and 18" culvert under White Rock Canyon Rd onto an adjoining property then into Middle Creek. High Caliber Cannabis minimizes the adverse impact of the cultivation on fish and wildlife through a multiple disciplinary approach. Outside the cultivation area, High Caliber Cannabis shall protect and maintain natural vegetation and surface water resources for local wildlife by keeping land disturbances to a minimum. Providing best management practices to minimize or eliminate soil erosion that would impact water quality. The cultivation area shall be protected from intrusion of wildlife where warranted with the rest of the property remaining available for local wildlife.

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## 12 Water Use

### 12(a) Intent

It is the intent of this PMP to identify the ways in which this project shall conserve the County's water resources by minimizing the use of water.

### 12(b) Identified Water Source

The water for the project will be provided by an existing on site well. Note that water may be supplied by a licensed retail water supplier, as defined in Section 13575 of the Water Code, on an emergency basis. The application shall notify the Department within 7 days of the emergency and provide the following information: a description of the emergency; identification of the retail water supplier including license number; the volume of water supplied; and actions taken to prevent the emergency in the future.

The peak consumption rate for cannabis cultivation is approximately 4 gal/day. For flowering periods this results in approximately 0.16 gal/sf. For vegetative periods the peak demand is approximately 0.096 gal/sf. The maximum daily demand for 15,000 square feet of cultivation area is approximately 2,400 gallons.

### 12(g) Water Use Management

For details into the Water Use Management Plan please see the attached APPENDIX X. For clarity it is summarized here for an over-view.

- a. This project utilized an onsite well (39.21071, -122.92564) and pumped directly to the cultivation area. Hutton Well Drilling, 1466B, Pitney Lane, Lower Lake, CA. 95485, on 10-21-2011
- b. The cultivation area shall be irrigated via a drip irrigation system consisting of a PVC pipe sub-main to the cultivation area and then distributed to each plant via half inch poly tubing, spaghetti tubing and drip emitters.
- c. Annual water usage, May to September, is estimated to be 789,360 gallons, or 2.42 acre feet.
- d. Peak monthly water use projections for cultivation is estimated to be 221,650 gallons.