1833 DS LLC

10750 Seigler Springs Road N

Kelseyville, California

Major Use Permit UP 20-11

Major Use Permit UP 22-31

Initial Study #

APNs with Existing Cannabis Cultivation

115-004-010
115-004-050

APNs with Proposed Cannabis Cultivation

115-004-010
011-069-480

APNs without Cannabis Cultivation

011-047-060
115-004-070
115-006-180
115-001-210
115-001-290
115-005-030
115-004-080

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PROJECT DESCRIPTION

The primary cultivation operations are located at 10750 North Seigler Springs Road in the town of Kelseyville in unincorporated Lake County, California. It is situated in Township 12 North, Range 8 West, and Sections 11 and 14 as depicted in the U.S. Geological Survey (USGS) Clearlake Highland, CA 7.5-minute quadrangle map; Mount Diablo Base and Meridian.

The expansion of the existing cultivation operation detailed in this Project is driven by the ability to co-locate on a newly acquired parcel, 9954 Salmina Road, situated on APN 115-005-030. The landowner's proposal results in the addition of 10.1 canopy acres, pursuant to Article 27 Ord. No. 3084, which comprises approximately 5% of the total acres. The Project also proposes to add three new support structures to the site, including a 40,000 sqft 200' X 200' nursery , a 40,000 sqft 266' X 150' processing site, and two 600,000 gallon water tanks, and an agricultural well. The location of the new buildings are in an effort to move many of the operations away from neighbors and into the center of the applicant-owned properties.

Approximately 3.82 acres of the proposed canopy expansion is located in areas that have already been approved for cultivation in previous permits. Approximately 6.29 acres of the proposed canopy expansion are located in previously disturbed walnut orchard areas, which have been evaluated for the purpose of this application. The approximate center of the Study Area is at latitude 38.8942829 and longitude -122.7133743, NAD 83, and is located at elevations between 2,560 and 2,920 feet (780 – 890 meters) above mean sea level.

The *Project Area encompasses approximately 10.10 acres within the project parcels (Site Plan, included in Attachment A). Access to the property is via North Seigler Springs Road, which runs between parcel 115-004-010 and parcels 115-004-050 and 115-004-07.*

The Project is set on four adjacent parcels (APNs 011-069-480, 115-004-010, 115-004-050, and 115-004-070). Proposed cultivation Area A (3.23 acres) would be located on parcel 011-69-480. Proposed cultivation Areas C (3.23 acres), D (1.31 acres), E (0.75 acres), F (1.00 acres) *would be located on parcel 115-004-080. The proposed nursery and processing site would be located on parcel 115-004-080 and the water tank would be located on parcel 115-004-010.*

CULTIVATION

PREVIOUSLY APPROVED AREAS			PREVIOUSLY REVIEWED AREA	
EXISTING AREA	ACRES	EXISTING CANOPY	EXPANDED CANOPY	TOTAL CANOPY ACRES
A	8.47	5.65	0.00	5.65
B	27.26	14.35	3.82	18.17

PREVIOUSLY DISTURBED AREAS (PENDING APPROVAL)			PROPOSED NEW CANOPY	
PROPOSED AREAS	ACRES	EXISTING CANOPY	CANOPY ACRES	TOTAL CANOPY ACRES
C	4.85	0.00	3.23	3.23
D	1.96	0.00	1.31	1.31
E	1.12	0.00	0.75	0.75
F	1.50	0.00	1.00	1.00

TOTALS			
CULTIVATION ACRES	EXISTING CANOPY	PROPOSED NEW CANOPY	TOTAL CANOPY ACRES
45.16	20.00	10.10	30.10

AIR QUALITY

INTENT

All cannabis permittees shall not degrade the County's air quality as determined by the Lake County Air Quality Management District (LCAQMD).

In this section, permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminants including odor, and shall identify measures to be taken to reduce, control, or eliminate the issuance of air contaminants, including odors.

The applicant shall prepare an odor response program that includes (but is not limited to):

1. Designating an individual(s) who is/are responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays.
2. Providing property owners and residents of property within a 1,000-foot radius of the cannabis facility, with the contact information of the individual responsible for responding to odor complaints.
3. Policies and procedures describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint.
4. The description of potential mitigation methods to be implemented for reducing odors, including add-on air pollution control equipment.
5. Contingency measures to mitigate/curtail odor and other emissions in the event the methods described above are inadequate to fully prevent offsite nuisance conditions.

ODOR MITIGATION & RESPONSE PROGRAM

Odors will be masked or mitigated. Portions of the outdoor cultivation canopy will be housed under plastic sheeted temporary hoops to contain odor. Odiferous plants such as lavender are grown around the property to help overpower and mask cannabis odors

Policies and procedures describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint, are detailed below.

The property owners and residents of properties within a 1,000-foot radius of the cannabis facility have been provided with the contact information of the individuals responsible for responding to odor complaints. These properties are identified and listed in prior use permit **Attachment 1**. The notification letter that was provided to the property owners and residents of properties within a 1,000-foot radius is also included in prior use permit **Attachment 1**.

When an odor complaint is received by either phone, text or email, the designated individual will immediately acknowledge receipt from the complainant and either contact the on-site supervisor or

mobilize directly to the facility to investigate potential odor migration. Upon completion of the investigation, appropriate actions will be taken to mitigate the odor migration issue by either making adjustments to outdoor containment (plastic covers) or mitigation strategies (odiferous plants). If immediate adjustments cannot be made to address the odor migration, then additional steps will be taken, or improvements planned. The complainant will be notified and kept informed of any further planned actions.

The designated individuals who are responsible for responding to odor complaints 24 hours per day/seven days a week, including holidays, are listed below.

1. Peter Simon
2. Samual Edwards
3. Jamie Scott
4. Tom Larson

Contingency measures to mitigate or curtail odor and other emissions in the event the methods described above are inadequate to fully prevent offsite nuisance conditions include adding additional plastic sheeting to areas with odor migration issue or installation of carbon filter(s) in series.

EMISSIONS & NOISE MITIGATION & RESPONSE PLAN

During periods of construction activity, emissions of fugitive dust from active operations, open storage piles, or disturbed surface areas, will be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. If wind speeds result in dust emissions that cross property lines despite the application of dust control measures, earthmoving operations will be suspended until the disturbed surface areas stabilize.

Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area will not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringelmann Chart (40 percent opacity). All exposed soils will be watered as needed to minimize dust density and prevent dust from visibly exiting the property.

All haul trucks transporting soil, sand, or other loose material offsite will be covered. All vehicle speeds on unpaved roads will be limited to 15 mph.

During construction the contractor will, where feasible, utilize existing power sources (e.g., power poles) or clean fuel generators (i.e. gasoline, biodiesel, natural gas) rather than temporary diesel power generators.

Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by 13 CCR § 2485 California Airborne Toxic Control Measure). Clear signage will be provided for construction workers at all access points. Signs will be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes at any location.

A sign will be visibility posted with the telephone number and point of contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Records for all hazardous or toxic materials used, including a Safety Data Sheets (SDSs) for all volatile organic compounds utilized, including cleaning materials will be maintained and made available upon request by the Lake County Air Quality Management District.

ENERGY USE

INTENT

Permittees shall minimize energy usage. In this section permittees shall:

a. *Provide energy calculation as required by the California Building Code.*
b. *Identify energy conservation measures to be taken and maintained including providing proof of compliance with CCR Title 3, Division 8, Chapter 1, Section 8305 the Renewable Energy Requirements.*
c. *If alternative energy sources are to be used, describe those sources and the amount of electricity that will be provided.*

For indoor cannabis cultivation licensees, ensure that electrical power used for commercial cannabis activity shall be provided by any combination of the following: on-grid power with 42 percent renewable source; onsite zero net energy renewable source providing 42 percent of power; purchase of carbon offsets for any portion of power above 58 percent not from renewable sources; demonstration that the equipment to be used would be 42 percent more energy efficient than standard equipment, using 2014 as the baseline year for such standard equipment.

Describe what parameters will be monitored and the methodology of the monitoring program.

Energy requirements will be based upon the 2022 Building Energy Efficiency Standards for California Building Climate Zone 2.

Appliance selection will be based upon CCR Title 20 Section 1601 and 1606 and Section 110.1 of the 2022 Building Energy Efficiency Standards.

Space-conditioning equipment selection will be based upon the applicable efficiency requirements listed in Table 110.2-A thru K of the 2022 Building Energy Efficiency Standards.

Water-heating systems and equipment selection will be based upon Sections 110.1 and 110.3 of the 2022 Building Energy Efficiency Standards.

All lighting control selection will be based upon Section 110.9 of the 2022 Building Energy Efficiency Standards.

The State's Renewable Energy Requirements go into effect January 1, 2023. This project is only for outdoor cultivation and three commercial agriculture support structures, including a nursery and processing building, and a water tank, which will have specific energy requirements.

All joints, penetrations and other openings in the building envelope that are potential sources of air leakage will be caulked, gasketed, weather-stripped or otherwise sealed to limit or eliminate infiltration and exfiltration.

The building will be insulated and meet the requirements of Section 110.8 of the 2022 Building Energy Efficiency Standards.

LED lighting will be used throughout the building.

Energy conservation operating procedures will be prepared, and training conducted for all employees to cover areas such as limited electrical usage, keeping doors closed and other best practices.

The site is currently served by an 800 amp service and proposes a 2,000 amps service. Peak power usage is limited to approximately sixty (60) days per year, typically from September 15th to November 15th. Nursery peak energy use will be between February to June. During the remainder of the year, power usage is minimal.

The detailed information regarding energy use and time of use provided in PG&E billing statements are tracked monthly and levels are adjusted, as necessary and where applicable, when energy levels are outside normal range. If additional power is required, verification that adequate grid power is available will be confirmed.

Alternative energy sources are planned for the future and will include solar arrays either mounted on the building or installed in a field on the parcel in the vicinity of the building. At this time, the project will utilize on-grid power provided by PG&E which meets the current California standard of 33% renewable sources.

FERTILIZER USAGE

INTENT

To ensure consistency of fertilizer storage and use with the other sections of the property management plan.

This section shall describe how cultivation and nursery permittees will comply with fertilizer application and storage protocols.

The use of all fertilizers complies with label directions. Fertilizers are stored in a secure building or shed as shown on the Site Plan. The storage of equipment and waste will be done properly so as not to constitute an attractant or harborage for pests. All personnel responsible for fertilizer storage, handling, or use will undergo annual Worker and Handler Pesticide Training.

No fertilizer will be applied if it can reach surface water or groundwater. 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.

Offsite drift will be prevented by spraying at night when conditions permit. Weather is monitored through weather stations to ensure little-to-no drift. The illicit discharge of irrigation or storm water from the project parcels will not be allowed to occur. Any fertilizer spills will be contained and immediately cleaned up.

There are no springs, creeks, lakes, delineated wetlands, vernal pools on the lot(s) of record or within 100 feet of the lot(s) of record. There are two seasonal streams located on one lot of record that will not be used for cannabis cultivation activities and are shown on the Site Map. No parameters are anticipated to be monitored due to the absence of surface waters.

Only the minimum amount of product necessary will be applied. Fertilizer will not be sprayed directly to surface water or allowed to drift to surface water. Spray will be conducted only when wind is blowing away from surface water bodies.

FISH AND WILDLIFE PROTECTION

INTENT

To minimize adverse impacts on fish and wildlife.

In this section permittees shall include a description of the fish and wildlife that are located on or utilize on a seasonal basis the lot of record where the permitted activity is located; habitats found on the lot of record; watershed in which the permitted activity is located; and how permittee will minimize adverse impacts on the fish and wildlife. In addition, a map showing the location of any conservation easements or wildlife corridors proposed will be prepared.

A biological report dated July 2024 was prepared by HELIX Environmental Planning, Inc. (HELIX) of Folsom, California and is included as Appendix G. The existing biological report is also included as Appendix G.

Should work commence during the nesting season (February 1st through August 31st), a preconstruction nesting bird survey will be conducted by a qualified biologist no more than 48 hours prior to the start of ground disturbing activities. Areas on and within 500 feet of construction will be surveyed as possible for active nests. Should an active nest be identified, a “disturbance-free” buffer will be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility materials. The buffer will remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, will not occur within the buffer. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey will be conducted before construction resumes.

The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

OPERATIONS MANUAL

INTENT

To describe the operating procedures of the commercial cannabis cultivation site that ensure compliance with the use permit, protect the public health, safety and welfare, as well as the natural environment of Lake County.

The County, its agents, and employees, are authorized to seek verification of the information contained within the development permit or use permit applications, the Operations Manual, and the Operating Standards at any time before or after development or use permits are issued.

Permits - All required local and state permits will be obtained prior to obtaining a building permit. Compliance will be maintained with all required permit requirements.

Staff Screening - A staff screening process consists of review of applications and resumes; verification of age, employment eligibility status, driving record and background check. Upon completion of review and verification, interviews are scheduled.

Facility Operating Hours - The facility will not be open to the public. Normal working hours will be Monday through Friday, 0700 to 1600 with flexible shifts and hours. The facility will also operate on Saturdays and Sundays, on occasion and during peak season.

Noise - The maximum non-construction related sounds levels will not exceed levels of 55 dBA between the hours of 0700 to 2200 and 45 dBA between the hours of 2200 to 0700 within residential areas at the property lines

a. All construction activities requiring engine warm-up will be limited Monday through Friday, between the hours of 0700 and 1900 to minimize noise impacts on neighboring residents. Back-up beepers will be adjusted to the lowest allowable levels.

b. The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) will not exceed levels of 57 dBA between the hours of 0700 to 2200 and 50 dBA from 2200 to 0700 within residential areas measured at the property lines.

Carbon Footprint - To minimize or offset the carbon footprint from operational activities, workers will be encouraged to carpool. Local workers will be employed whenever feasible to minimize commute time. Local sources for vendors and supplies will be used whenever possible and most farming activity will be done by hand.

Chemical Usage - Only minimal chemicals will be used and stored. It is our intent to minimize chemical inventories and only use biodegradable and wildlife-friendly products. We do not anticipate discharging effluent as a result of operational activities. For more information, refer to the Site Management Plan prepared for the SWRCB Order No. 2019-0001-DWQ

Grounds - The grounds of the premises controlled by the permittee are kept in a condition that prevents the contamination of components and cannabis products. The methods for adequate maintenance of the grounds include:

a. The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

b. The proper maintenance of roads, yards, and parking lots so that these areas will not constitute a source of contamination in areas where cannabis products are handled or transported.

c. Adequate drainage areas are maintained to prevent contamination by seepage, foot-borne filth, or the breeding of pests due to unsanitary conditions.

d. The maintenance of waste treatment systems prevents contamination in areas where cannabis products may be exposed to such a system's waste or waste by-products.

A vegetative screen was planted around the perimeter of the security fence and consists of native trees planted no more than 20-foot on center. The Landscape Plan is attached as Appendix B. The Landscape Plan identifies the tree species, location(s), and irrigation method(s). Trees are of a species that grows to 20 feet or more at maturity, and at least 5 feet tall at time of planting. All trees are maintained in a healthy state for the duration of this permit, and will immediately be replaced if the tree is found to be in an unhealthy state.

The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

a. All driveways are constructed and maintained to prevent road surface and fill material from discharging to any surface water body
b. All access to and driveways providing access to the site where the cannabis related activity that is permitted is sufficient to be used by all emergency vehicles and is approved by the Kelseyville Fire Protection District.
c. Gates will not be constructed across driveways or access roads that are used by neighboring properties or the public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes.

Roads, Parking and Entrances - Any road improvements to the internal road will comply with Public Resource Code (PRC) sections 4290 and 4291 and be conducted unless the site is determined to be 'ag exempt' by the Building Official or Designee. If the site is not determined to be 'ag exempt', the Building Official will inspect the road following completion of road improvements to assure PRC compliance.

All deliveries and/or pickups shall occur from Monday through Saturday between the hours of 0700 to 1900 and Sundays from 1200 to 1700.

A minimum of one (1) parking space per employee on the shift having the largest number of employees will be provided. The project will employ a maximum of twenty (20) employees. A minimum of twenty (20) employee parking spaces and one (1) Accessibility Compliant Parking Space are provided.

The project site has access to a public road that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto County-maintained roads are constructed to current County standards with an encroachment permit obtained from the Department of Public Works.

The first fifty (50) feet of a driveway beginning at the edge of the existing improved surface is constructed and maintained with an all-weather surface. An all-weather surface includes: Six (6) inches of gravel or crushed rock, an oil and rock surface, asphaltic concrete, or concrete as to prevent road surfaces and fill material from discharging to any surface water body. White Rock will not be used for any road surfacing.

All the requirements and/or regulations as defined in 14 California Code of Regulations (CCR), Division 1.5, Chapter 7, Subchapter 2, Article 2, §1273.00 through §1273.11 of the California Department of Forestry and Fire Protection (Cal Fire) for Emergency Access and Egress Requirements will be met and maintained.

Gates will not be constructed across driveways or access roads that are used by neighboring properties or the public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes. A Knox Box® is installed on all gated entrances.

Accessibility - All existing and future Accessible Compliant Parking Areas, routes of travel, building access and/or bathrooms will meet all California Building Code Requirements. All proposed structures used for commercial cultivation will meet accessibility standards. All employees will have continuous access to restrooms and hand-wash stations which meet accessibility requirements.

For more information, refer to Site Management Plan prepared for the SWRCB Order No. 2019-0001-DWQ. Any other information requested by the Director and/or by the Planning Commission will be provided.

PEST MANAGEMENT

INTENT

To ensure consistency pest management with the other sections of the property management plan.

This section shall describe how cultivation and nursery permittees will comply with the following pesticide application and storage protocols:

a. *All pesticide applications must fully comply with the California Food and Agriculture Code, Division 6 Pest Control Operations and Division 7 Agriculture Chemical; Chapter 1- 3.6 and California Code of Regulations, Division 6 Pest Control Operations. These pesticide laws and regulations include but are not limited to:*

1. **Comply with all pesticide label directions** - The permittee and/or its operator will obtain an annual Private Applicator Certification through the Lake County Department of Agriculture.

2. **Store chemicals in a secure building or shed to prevent access by wildlife** - All chemicals will be stored in the Ag Building in a separate locker. Only-as-needed inventory of pesticides will be maintained on site.

3. **Contain any chemical leaks and immediately clean up any spills** - Spill kits are located at the chemical locker in the Commercial Agriculture Support building and at each irrigation manifold. Personnel will be trained in proper spill prevention and control, notification and reporting.

4. **Prevent offsite drift** - Offsite drift will be prevented by following Lake County Department of Agriculture weather application restrictions.

5. **Do not apply pesticides when pollinators are present** - Pesticides will not be applied unless absolutely necessary and then only in the specific areas required. The General Manager will oversee all pesticide applications and ensure no pollinators are present.

6. **Do not allow drift to flowering plants attractive to pollinators** - Pesticides will not be applied unless absolutely necessary and then only in the specific areas required. The General Manager will oversee all pesticide applications and ensure no drift to flowering plants attractive to pollinators occurs.

7. **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** - Pesticides will not be applied unless absolutely necessary and then only in the specific areas required. The General Manager will oversee all pesticide applications. There are no surface water bodies in the vicinity of the proposed cannabis cultivation area.

8. **Do not apply pesticides when they may reach surface water or groundwater** - Pesticides will not be applied unless absolutely necessary and then only in the specific areas required. The General Manager will oversee all pesticide applications. There are no surface water bodies in the vicinity of the proposed cannabis cultivation area.

9. **Only use properly labeled pesticides** - Pesticides will not be applied unless necessary. The General Manager will oversee all pesticide applications. Only pesticides specifically approved by the California Department of Pesticide Regulation will be used.

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. There are no springs, creeks, lakes, delineated wetlands, vernal pools on the lot(s) of record or within 100 feet of the lot(s) of record. There are two seasonal streams located on one lot of record that will not be used for cannabis cultivation activities, which are shown on the Site Map.

The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

SECURITY

INTENT

To minimize criminal activity, provide for safe and secure working environments, protect private property, and to prevent damage to the environment.

The Applicant will provide adequate security on the premises, as approved by the Sheriff and pursuant to this section, including lighting and alarms, to ensure the safety of persons and to protect the premises from theft.

This section includes at a minimum a description of the security measures to be taken to prevent access to the cultivation site by unauthorized personnel and protect the physical safety of employees.

Physical Barriers - Establishment of physical barriers to secure perimeter access and all points of entry (such as locking primary entrances with commercial-grade, nonresidential door locks, or providing fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems).

a. The outdoor cultivation area will be fenced with a 6-foot, privacy-slatted chain-link fence on the Seigler Springs Road facing side and wildlife metal fencing with wood posts on all other perimeters.

b. There will be one point of entry at each cultivation area (north and south of Seigler Springs Road). At each of these access points, electric gates will be equipped with fire-rated locks and commercial-grade Knox Box® for both security and emergency access and connected to the overall security system.

c. Within the cultivation area, each canopy shall be marked with clearly identifiable physical boundaries around all areas that will contain mature plants. Physical boundaries include but are not limited to fencing or stakes delineating the perimeter.

Security Alarm System - A security alarm system to notify and record incident(s) where physical barriers have been breached has been installed and is monitored by a 24-hour commercial alarm monitoring service.

ID and Sign-in/Sign-Out Procedure - A roster of individuals commonly known to be at or visit the facility is maintained and available to security personnel and management. An identification and entry/exit procedure for authorized personnel, suppliers, and/or visitors will include a centralized entry point for authorized personnel including seasonal and full-time employees. Authorized personnel will be issued specialized badges and safety vests that are to be worn at all times and completely visible. Other personnel, such as suppliers, vendors, regulators and visitors with a legitimate need to be at the cultivation site will be screened by security personnel or management for valid identification (age check) and assigned an escort. A chronological log will be maintained.

Visibility and Security Monitoring - The premises will be maintained such that visibility and security monitoring of the premises is possible. Cameras and motion-sensor lights are installed on the fence line to provide complete coverage of the perimeter. The video and motion detection system is located in a secure room with recording equipment. All exterior lighting is downcast and not directly visible from a public road or from any neighboring properties not owned by the applicant.

Procedures for Investigation of Suspicious Activities - Suspicious activity will be immediately investigated by staff initially, through video surveillance, then by physical verification when safety is not a concern. If safety is potentially threatened, the Lake County Sheriff's Department will be notified. Standard Operating Procedures for security, investigation and notification are available and staff are trained and updated as needed.

Loss Prevention Program - A loss prevention program has been developed based upon the State's Track-and-Trace procedures in conjunction with best practices. The Designated Account Manager is responsible for the Track-and-Trace program and attending any specialized training. The Track-and-Trace program requires the reporting of the disposition of immature and mature cannabis plants. Our Account Manager is responsible for:

a. Completion of the Track-and-Trace training.
b. Designation of Track-and-Trace users and arranging their training prior to accessing the system.
c. Maintenance of an accurate and complete list of Track-and-Trace users and their system permissions allowed to access the system.
d. Correction of data errors within 3 calendar days of discovery.
e. Notify the Department of Cannabis Control (DCC) immediately if errors or loss exceed 3 calendar days.
f. Maintaining a contingency back-up for accounting of all required cannabis reporting if Metrc system experiences outage, then update the account within 3 calendar days of the outage being restored.
g. Use of Track-and-Trace Unique Identifiers Tags (MUID) for all cannabis seeds, plants, and packages.
h. Maintenance of a sufficient MUID inventory.
i. Follow all Track-and-Trace MUID procedures, including material destruction required by DCC.

In addition, the loss prevention program will include farm equipment, computer systems and other support equipment for this use. All items valued over $1,000 are tagged, inventoried and entered into a log.

Access Limitation Procedures - Personnel (employees) will be limited to only those areas on the premises necessary to complete job duties, and to those time frames specifically scheduled for completion of job duties. Access codes will be issued as follows and changed seasonally:

1. All facility access – owners, managers and security.
2. Limited facility access – temporary farm labor
3. Restricted facility access – vendors, suppliers, visitors.

Diversion Prevention Procedures - All processed product deemed with high potential for inventory diversion is physically monitored and supervised by a designated manager, which includes the loading and unloading of cannabis for proper transfer. In addition, the Track-and-Trace account manager(s) will monitor all movement of MUID tagged cannabis.

Personal Property Protection Procedures - Personnel will be provided secure personal storage lockers. The lockers will be located at the Security check-in point.

Emergency Contact - Identification of emergency contact(s) available 24 hours/seven (7) days a week including holidays is included in the odor complaint notification and posted onsite.

A letter has been provided to the list of neighboring parcels within 1,000 feet of the facility and includes the name, phone number, email address of the on-site duty staff and owners to whom notice of problems associated with the operation of the commercial cultivation establishment can be provided. This information will be maintained and revised letters sent out if changes occur. We will make every good faith effort to encourage neighboring residents to call this designated person to resolve operating problems, if any, before any calls or complaints are made to the County.

Complaint Tracking Program - A record of all complaints and resolution of complaints is maintained in the Complaint Tracking Log. A tally and summary of issues is presented in the annual Performance Review Report.

Perimeter and Access Controls including Fencing Description - The facility is enclosed by a fence as shown on the Site Map(s).

The fence posts are a combination of steel tubing and timber and set in concrete in the ground.

Terminal posts are set in a concrete footing anchor 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 with a top horizontal rail between all posts.

The fence is attached to the posts and top horizontal rail.

No barbed wire, razor wire or similar design will be used.

The cultivation area is screened from public view with privacy slats in the 6-foot chain-link fence installed on the Seigler Springs Road facing fence line. In addition, vegetative barriers are maintained within the 100-foot setback to the road.

Where not already installed, wildlife prevention fencing will be installed on all other perimeters where public view is not an issue.

Video Surveillance System and Procedures - The permitted premises has a complete digital video surveillance system with a minimum camera resolution of 1080 pixels. The video surveillance system is capable of recording all pre-determined surveillance areas in any lighting conditions.

The video surveillance system shall remain capable of supporting remote access by the permittee.

All video surveillance cameras will be installed to prevent intentional obstruction, tampering with, and/or disabling, to the extent feasible. Cameras will be mounted on poles within the fenced enclosure.

Areas that are recorded on the video surveillance system include:

a. The perimeter of the cannabis cultivation site.
b. Areas within the cultivation area(s).
c. Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.
d. Areas where cannabis is destroyed/composted.
e. Limited-access areas.
f. Security rooms.
g. Areas containing surveillance-system storage devices.
h. The interior and exterior of all entrances and exits to the cannabis cultivation sites.

The surveillance system operates continuously 24 hr/day and at a minimum of 30 fps.

a. All exterior cameras will be waterproof, 1-66 minimum.
b. AII interior cameras will be moisture proof.
c. Cameras and video recordings will be digital and color capable.
d. Video management software will be capable of integrating cameras with door alarms.
e. Thermal technology will be used for perimeter fencing.
f. All cameras will include motion sensors that activate the camera when motion is detected.
g. In areas with inadequate lighting for the cameras being used, sufficient lighting will be provided to illuminate the camera's field of vision.
h. All recording will be located in a secure room on the premises in an access and environment-controlled environment which is separate from the room where the computer and monitoring equipment is located.
i. All surveillance recordings will be kept on the applicant's recording device or other approved location for a minimum of 30 days.
j. All video surveillance recordings are subject to inspection by Lake County and will be copied and sent, or otherwise provided, to Lake County officials upon request.
k. The video recordings will display the current date and time of recorded events and not significantly obstruct the view of recorded images. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards.

STORMWATER MANAGEMENT

INTENT

To protect the water quality of the surface water and the stormwater management systems managed by Lake County and to evaluate the impact on downstream property owners.

All permittees shall manage stormwater runoff to protect downstream receiving water bodies from water quality degradation.

a. *All cultivation activities shall comply with the California State Water Board, the Central Valley Regional Water Quality Control Board, and the North Coast Region Water Quality Control Board orders, regulations, and procedures as appropriate.*
b. *Outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation of cannabis 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.*
c. *The illicit discharges of irrigation or storm water from the premises, as defined in Title 40 of the Code of Federal Regulations, Section 122.26, which could result in degradation of water quality of any water body is prohibited.*
d. *All permittees shall prepare a Storm Water Management Plan based on the requirements of the California Regional Water 27-137 Quality Control Board Central Valley Region or the California Regional Water Quality Control Board North Coast Region.*

A Site Management Plan (SMP) including a Nitrogen Management Plan was submitted to the State Water Resources Control Board (SWRCB) in May 2020 and updated in April 2022. The SMP documented Tier 2 with Low-Risk designation. There are no Class I, II, III or IV watercourses on or near the property. The site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (CVRWQCB). The CVRWQCB reviewed the SMP and found the SMP satisfactory.

There is one set of two culverts (double culvert) which cross under North Seigler Springs Road from south to north and two small diameter culverts which serve to convey stormwater under dirt/gravel entrances to the south and north portions of the site. California Department of Fish and Wildlife (CDFW) inspected the site and specifically the culverts and found no impacts or potential impacts to a lake, stream, water body or flora/fauna habitat. Further CDFW found the project not to be subject to the Streambed Alteration Agreement Notification and issued a Not Required document.

Through the 2020/21, 2021/22, 2022/23, and 2023/24 water years, the site has been cultivated and surface conditions observed. In addition, the site was previously farmed with walnut trees and grape vines and has been observed by the landowner for several decades. No rills, cuts or other signs of erosion and/or sediment transport have been observed during these periods as the soil has a very high infiltration capacity. There is no area of concentrated flow on the property.

Drainage from the south side of North Seigler Springs Road either infiltrates or surface flows to the double culverts under North Seigler Springs Road. Once across North Seigler Springs Road, stormwater will move across the property and further infiltrate – the stormwater does not leave the property. This has been observed by the landowner and current cannabis operator. This infiltrated water serves to replenish the underlying aquifer.

As a preventive mitigation measure, the vegetated drainage swale will be installed on the property on the south side of North Seigler Springs Road.

In addition, the building has roof gutters and downspouts. The drainage from the roof has been observed in the four most recent water years pooling and infiltrating within hours and has not caused any operational issues. No signs of erosion or concentrated flow are located around the building.

In addition, the plan includes:

Identification of any Lake County maintained drainage or conveyance system that the stormwater is discharged into and documentation that the stormwater discharge is in compliance with the design parameters of those structures and any public roads and bridges that are downstream of the discharge point and documentation that the stormwater discharge is in compliance with the design parameters of any such bridges;

Documentation that the discharge of stormwater from the site will not increase the volume of water that historically has flow onto adjacent properties, that the discharge of stormwater will not increase flood elevations downstream of the discharge point, that the discharge of stormwater will not degrade water quality of any water body and of compliance with the requirements of Chapter 29, Storm Water Management Ordinance of the Lake County Ordinance Code; and

Description of the proposed grading of the property, storm water management system, the best management practices (BMPs) that will be used during construction and those that will be used post-construction (post-construction BMPs shall be maintained through the life of the permit) and what parameters will be monitored and the methodology of the monitoring program.

Identification of any Lake County maintained drainage or conveyance system that the stormwater is discharged into and documentation that the stormwater discharge is in compliance with the design parameters of those structures.

County maintained drainage ditches are located on the shoulder of Seigler Springs Road North. Drainage swales will be located within the 100-foot setback located along Seigler Springs Road N to infiltrate any excess runoff from the cultivation area.

Identification of any public roads and bridges that are downstream of the discharge point and documentation that the stormwater discharge is in compliance with the design parameters of any such bridges.

There are no bridges located in the vicinity of the storm water discharges.

Documentation that the discharge of stormwater from the site will not increase the volume of water that historically has flown onto adjacent properties.

No additional runoff is anticipated to run off the property to adjacent properties.

Documentation that the discharge of stormwater will not increase flood elevations downstream of the discharge point.

Most runoff is anticipated to infiltrate in existing soil as has been the case historically on this agricultural land. Infiltration swales will be installed within the 100-foot setback along Seigler Springs Road N.

Documentation that the discharge of stormwater will not degrade water quality of any water body.

Most runoff is anticipated to infiltrate in existing soil as has been the case historically on this agricultural land. Infiltration swales will be installed within the 100-foot setback along Seigler Springs Road N.

Storm water runoff will be periodically monitored by a stormwater professional.

Documentation of compliance with the requirements of Chapter 29, Storm Water Management Ordinance of the Lake County Ordinance Code.

An SMP was prepared by a stormwater professional in accordance with the SWRCB Order No. WQ 2019-0001-DWQ. The SMP covers all issues in the Lake County Stormwater Management Ordinance.

Describe the proposed grading of the property.

Only minor grading will be required as the shallow slope of the land will be used with the outdoor cannabis cultivation canopy.

Describe the storm water management system.

The Commercial Agriculture Support building will have roof downspouts that direct storm water to natural infiltration areas located north of the building. All other stormwater will naturally flow or infiltrate within the natural soil or in the infiltration swales located along North Seigler Springs Road.

A storm water professional will periodically monitor the runoff during the rainy season.

Describe the best management practices (BMPs) that will be used during construction and those that will be used post-construction. Post-construction BMPs shall be maintained through the life of the permit.

The main BMPs will include the natural infiltration areas of the natural soil augmented by infiltration swales located along North Seigler Springs Road.

Downspouts from the Commercial Agriculture Support building roof will direct runoff to natural infiltration areas located to the north of the building.

Minimal impermeable surfaces will be installed and only where required for fire access. Gravel roads, permeable for infiltration, will be installed where applicable.

The SMP provides details for post-construction BMPs.

Describe what parameters will be monitored and the methodology of the monitoring program.

SWRCB Order No. WQ 2019-0001-DWQ also requires a Nitrogen Management Plan to monitor possible nitrogen discharges. In addition, visual observations will be conducted for turbidity.

Prior to any ground disturbance, an Erosion Control and Sediment Plan (ECSP) will be prepared and submitted to the County's Water Resource Department and Community Development Department for review and approval.

The ECSP is designed to protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels will be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control BMPs after project installation. A detailed description of the relocation or proper disposal of excess soil will also be included in ECSP.

Excavation, filling, vegetation clearing or other disturbance of the soil will not occur between October 15 and April 15 unless authorized by the Community Development Department Director.

Note: The Stormwater Professional will maintain QSP, QSD and QISP State certifications.

WASTE MANAGEMENT

INTENT

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.

The solid waste section shall provide an estimate of the amount of solid waste that will be generated on an annual basis and daily during peak operational seasons, broken down into the following categories: paper, glass, metal, electronics, plastic, organics, inerts, household hazardous waste, special waste, and mixed residue.

Estimate of Amount of Solid Waste Generation (cubic yards)

Solid Waste Management

Category	Annual Basis	Peak Operations	Comments	Final Disposition Location
Paper	4.5	1.1		Lake County Transfer Station and Recycling Center
Glass	0.2	<0.1	Very low volume of this category is anticipated	Lake County Transfer Station and Recycling Center
Metal	2	<0.25		Lake County Transfer Station and Recycling Center
Electronics	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Plastic	5.5	1.2		Lake County Transfer Station and Recycling Center
Organics	6	6	Organic volume only anticipated during peak season	Compost Pile on Site
Inerts	6	1.7		Lake County Transfer Station and Recycling Center
HH HZ Waste	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Special Waste	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Mixed residue	27	7		Lake County Transfer Station and Recycling Center

Note: C&S Waste Solutions/Lake County Waste Solutions services will be used whenever possible.
Describe how the permittee will minimize solid waste generation, including working with vendors to minimize packaging.

The permittee buys in bulk whenever possible to reduce packaging and costs. In addition, reusable/returnable containers will be requested when available. Compostable and recyclable packaging materials are routinely sought.

Describe the waste collection frequency and method.

It is anticipated weekly waste collection will be required with a 3 cubic yard bin service through C&S Waste Solutions/Lake County Waste Solutions.

Describe how solid waste will be temporarily stored prior to transport to a compost, recycling, or final disposal location.

C&S Waste Solutions/Lake County Waste Solutions provides multiple bin sizes for garbage and recycling collection. Organic wastes will be composted on site whenever possible.

Describe the composting, recycling, or final disposal location for each of the above categories of solid waste.

See table above.

The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

Hazardous Waste Management

The hazardous waste section shall include a Hazard Analysis.

The applicant shall conduct a hazard analysis to identify or evaluate known or reasonably foreseeable hazards for each type of cannabis product produced at their facility to determine whether there exist any hazards requiring a preventive control. The hazard analysis shall include the identification of potential hazards to include biological, chemical, and physical.

Biological hazards, including microbiological hazards.

It is anticipated that typical biological hazards associated with agricultural activities will be present at the site.

Chemical hazards, including radiological hazards, pesticide(s) contamination, solvent or other residue, natural toxins, decomposition, unapproved additives, or food allergens.

No radiological hazards are anticipated. Potential pesticide and/or fertilizer contamination is possible, but minimal application is planned and expected hazards are mitigated with proper Personal Protective Equipment and training. Nominal cleaning solvents will be used for human hygiene in toilets and break areas.

Physical hazards, such as stone, glass, metal fragments, hair or insects.

The evaluation of the physical hazards identified to assess the severity of any illness or injury that may occur because of a given hazard, and the probability that the hazard will occur in the absence of preventive controls. The hazard evaluation shall consider the effect of the following on the safety of the finished cannabis product for the intended consumer: sanitation conditions of the manufacturing premises; product formulation process; design, function and condition of the manufacturing facility and its equipment; ingredients and components used in a given cannabis product; operation's transportation and transfer practices; facility's manufacturing and processing procedures; facility's packaging and labeling activities; storage of components and/or the finished cannabis product; intended or reasonably foreseeable use of the finished cannabis product; and any other relevant factors.

Potential Physical Hazard Evaluation

Potential Physical Hazards	Comments
Sanitation conditions of the manufacturing premises	No manufacturing to occur at site
Product formulation process	No product formulation to occur at site
Design, function and condition of the manufacturing facility and its equipment	Not applicable
Ingredients and components used in a given cannabis product	Not applicable
Operation's transportation and transfer practices	Seasonal transport and transfer (see note)
Facility's manufacturing and processing procedures	Not applicable
Facility's packaging and labeling activities	No packaging/labeling to occur at site
Storage of components and/or the finished cannabis product	Storage of dried and processed raw cannabis to be stored in secure building
Intended or reasonably foreseeable use of the finished cannabis product	Raw product transferred to off-site facility
Any other relevant factors	None foreseen

Note: Seasonal transfer of harvested product to dedicated Commercial Agriculture Support facility. Once sufficiently dried, raw product will be trimmed, and bulk packaged for transfer to off-site facility. Normal physical hazards associated with typical agricultural activities anticipated.

Storage of potentially hazardous waste will be in its original package, and clearly labeled to display the volume and type of material stored. These packages will be kept inside a stormproof, locked storage area that will only be accessible to authorized staff.

When removing materials from storage the employee's name, the type of material, date, and time will be entered into a hazardous waste manifest located within the secure storage area and will be stored for seven years. When returning material into storage, the type of material, volume used, name of employee, date and time will be entered into the manifest. Storage areas containing hazardous waste will be inspected weekly by staff/employees to ensure accurate record keeping and safe storage conditions.

The storage of equipment, removal of litter and waste, and cutting of weeds or grass will be conducted properly so as not to constitute an attractant or harborage for pests.

Management Plan

The Management Plan identifies all Resource Conservation and Recovery Act (RCRA), Non-RCRA hazardous waste and Universal wastes and the volume of each.

Identification of all containers and container management.

Yellow and well-marked hazardous material, hazardous waste and universal waste storage locker(s) will be maintained within the Commercial Agriculture Support building. All materials will be maintained in their original containers.

Description of storage locations and chemical segregation procedures.

Chemicals will be separated by hazardous classification, which are anticipated to include consumer commodity flammable and combustible liquids, oxidizing substances and corrosives. No other hazardous class of material is anticipated to be used or stored on site.

Description of hazardous waste manifest and record keeping protocol.

A hazardous waste manifest log will be maintained by the assigned manager. The log will annotate the chemical, classification, quantity, storage location and final disposition.

Outline of inspection procedures.

The manager assigned environmental compliance duties will regularly inspect the hazardous material locker and contents on a weekly basis. The inspection will consist of inventory verification, quantity or volume or hand and integrity of containers. The inspection will note when disposal may be necessary. The spill kits inventory will also be inspected.

Identify emergency spill response procedures.

A stationary spill kit will be maintained adjacent to the hazardous material locker(s). The spill kit will consist of personal protection equipment (PPE), absorbent socks and mats and disposal bags.

In addition, portable spill kits will be available and stationed at specific points within the facility to be identified later.

Description of staff responsibilities.

Staff personnel will be responsible for the proper use, storage, spill prevention and clean-up of hazardous materials and wastes.

With the assistance of the compliance manager, the on-site manager will ensure all staff are properly trained and provide proper PPE necessary. In addition, inspections, inventory control, supply procurement, waste disposal and manifesting will be the responsibility of the compliance manager.

Description of the staff training program.

The compliance manager will be responsible for staff training, which will be provided at indoctrination of new employees and periodically throughout the year.

All training will be documented in the Facility Training log and in employee records.

Description of the methodology on how the amount of hazardous materials and waste that is generated on the site, the amount that is recycled, and the amount and where hazardous materials and waste is disposed of, is measured.

The measurement will be estimated based upon the amount in the original remaining, if any, in the original containers, when feasible. Other materials, such as lights, for example, will be measured by the unit or by the receiving waste facility requirements.

The Site Map(s) shows the location of the private drinking water well, spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool on the lot of record or within 100 feet of the lot of record and a 100 foot setback from any identified private drinking water well, spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. The map shall also include any public water supply well on the lot of record or within 200 feet of the lot of record and a 200-foot setback from any public water supply well.

Pursuant to the California Health and Safety Code, the use of hazardous materials is prohibited except for limited quantities of hazardous materials that are below State threshold levels of 55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of compressed gas. The production of any Hazardous Waste as part of the cultivation process is prohibited.

The use of hazardous materials will not exceed the State limitations.

No hazardous waste will be produced as part of the cultivation activity.

Cannabis Vegetative Material Waste Management

The cannabis vegetative material waste management section shall include: an estimate of the type and amount of cannabis vegetative waste that will be generated on an annual basis and description of how the permittee will minimize cannabis vegetative waste generation; solid waste will be disposed; and the methodology on how the amount of cannabis vegetative waste that is generated on the site, the amount that is recycled, and the amount and where cannabis vegetative waste is disposed of is measured.

The permittee's intent is to minimize cannabis waste to the extent possible by grinding and mulching root balls, stocks and stems.

Type	Amount	Minimization	Disposal
Root balls	3,000 to 5,000 units/ac	Grinding	Mulch on property
Stocks, stems	0.03 yd3 / unit	Grinding	Mulch on property
Leaves	0.01 yd3 / unit	Composting	Compost used on property
Trim	0.01 yd / unit	Bulk packed	Sold as commodity

Note: Estimation of the type and amount of cannabis vegetative waste that will be generated on an annual basis.

Description of how the permittee will minimize cannabis vegetative waste generation.

The permittee will minimize cannabis waste generation by utilizing all parts of the plant as either a commodity, mulch or compost.

Description of how solid waste will be disposed.

Solid waste is not expected from cannabis vegetative material.

Description of the methodology on how the amount of cannabis vegetative waste that is generated on the site, the amount that is recycled, and the amount and where cannabis vegetative waste is disposed of is measured.

The only cannabis waste generated on site that is not made into a commodity, mulch or compost will be due to State administrative hold due to failure of testing, pest/mold infestation or other plant failure. This vegetative waste material will be bagged, weighed with Lake County Department of Weights and Measures certified scales and recorded for State records. This material will be held in locked holding closets located in the Commercial Agriculture Support building until proper disposal is authorized by the State. Then, the material will be ground to an unusable form and disposed as organic material at a Lake County composting facility to be determined.

Growing Medium Management

The growing medium management section includes an estimate of the type and amount of new growing medium that will be used and amount of growing medium will be disposed of on an annual basis, description how the permittee will minimize growing medium waste generation and dispose of it; description of any non-organic content in the growing medium used (such as vermiculite, silica gel, or other non-organic additives; and description of the methodology on how the amount of growing medium waste that is generated on the site, the amount that is recycled, and the amount and where growing medium waste is disposed of, is measured.

Growth medium usage, volume, disposal and measurement per year

Type	**Imported soil amendment from local source**
Compost	300 tons
Gypsum	200 tons
Potash	15 tons
Disposal, minimization and other information	
Disposed	None anticipated to be disposed unless found to be of poor quality.
Minimization	Augmentation to soil for plants grown in native soil; imported soil for potted plants.
Non-organic content	None. See note.
How Disposed	If soil amendments are found to be unsuitable, they will be composted and reused on site, if feasible. If found to be of poor quality, then will be disposed of at a local compost facility.
Soil Generation	Soil amendment will be imported from local sources and added to native soil. Composted soil and other vegetation waste compost generated on site will be added to soil as an amendment.
Measurement	Soil will be measured by volume, using cubic yard agriculture bins or by weight from source.

Note: Oyster shell flour and gypsum are organic amendments with OMRI-certification.
Soft rock phosphate, also known as phosphorite or colloidal phosphate, is mined from clay deposits that contain phosphorus and is used to make organic phosphate fertilizers.

WATER RESOURCES

INTENT

To minimize adverse impacts on surface and groundwater resources.

This section includes description of the surface and groundwater resources, watersheds that are located on the Lot of Record where the permitted activity is located; of how the permittee will minimize adverse impacts on the surface and groundwater resources; and of what parameters will be measured and the methodology of how they will be measured. Also included is site map showing location of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool on the lot of record of land or within 200 feet of the lot of record and a topographic map of the parcel prepared by a licensed surveyor where the permitted activity is located with contours no greater than five (5) feet.

A description of the surface and groundwater resources that are located on the lot of record where the permitted activity is located.

There are no surface water resources located on the parcels where the permitted activity is located. Seasonal watercourses are located in the parcel not used for the permitted activity.

Three groundwater supply wells are located on 1833 DS LLC owned properties. Wells 1 and 2 are used for cannabis cultivation, while well 3 is for residential/domestic use.

A 300,000-gallon steel water supply tank is located on property.

A description of the watershed in which the permitted activity is located.

There are two watersheds located on the parcels. The Upper Cache Creek (HUC 1802011606) and the Kelsey Creek-Clear Lake (HUC 1802011603) watersheds. The boundary of the two watersheds is shown on the site map.

A description of how the permittee will minimize adverse impacts on the surface and groundwater resources.

No impacts are anticipated on surface and groundwater resources. Water supply pump tests were conducted, and the results of those studies are included in Attachment 5. In addition, a Hydrology Report was prepared and is included as Attachment 6.

A description of what parameters will be measured and the methodology of how they will be measured.

No parameters are anticipated to be measured except for water quality for the application of the water on the cultivation areas.

A map of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool on the lot of record of land or within 200 feet of the lot of record.

The site map shows these features.

A topographic map of the parcel prepared by a licensed surveyor where the permitted activity is located with contours no greater than five (5) feet.

Topographical map is included as Appendix A.

WATER USE

INTENT

To conserve the County's water resources by minimizing the use of water.

This activity has legal water sources on the premises and owned land and all local, state, and federal permits required to utilize the water source.

No unlawful or unpermitted drawing of surface water will be conducted.

The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water-vending machine, or a retail water facility is prohibited and will not be used.

The wells are located as shown on the site maps.

A flow and totalizer meter will be installed on the production well to measure the amount of water pumped. A separate flow and totalizer meter will be installed at the junction where the pumped water is conveyed to the cannabis cultivation area.

Two groundwater supply wells, Well 1 and Well 2 will be monitored for water depth. The methodology of the monitoring program is to record daily morning readings of both meters at the start and end of each activity to determine the cannabis cultivation daily water use during the growing season.

A record of all data collected will be provided in a report to Lake County annually.

Water may be supplied by a licensed retail water supplier, as defined in Section 13575 of the Water Code, on an emergency basis.

If emergency water is required, Lake County will be notified within 7 days of the emergency and the following information provided:

a. A description of the emergency.
b. Identification of the retail water supplier including license number.
c. The volume of water supplied.
d. Actions taken to prevent the emergency in the future.

Water Use Management Plan

Water

The Water Use Management Plan includes identification of the legal source of water, including location, capacity, and legal documentation; description of the proposed irrigation system and methodology, amount of water projected to be used on a monthly basis for irrigation and separately for all other uses of water and the amount of water to be withdrawn from each source of water on a monthly basis.

The legal sources of water are permitted wells Well 1 and Well 2 located on 1833 DS LLC properties approximately two hundred feet west of the Seigler Springs Road N and Diener Road intersection. The capacity and performance data for the well is included in prior use permit **Attachment 6**.

Calculations as to the efficiency of the irrigation system using the methodology of the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7) apply to new construction projects with an aggregate landscape area greater than or equal to 500 sqft, rehabilitated landscape projects, existing landscapes and cemeteries. This project does not plan to install new landscaping.

Projected Water Use on Monthly Basis for Wells 1 and 2

Source: Irrigation Well	**Lake County Average Rainfall (in)**	**Water Use (ac-ft)**	
		Cannabis	**Domestic**
January	6.46	0	<0.001
February	5.91	0	<0.001
March	4.53	0	<0.001
April	1.73	0.75	<0.001
May	1.14	0.75	<0.01
June	0.24	0.75	<0.01
July	0.04	2	<0.01
August	0.12	3.5	<0.1
September	0.43	3.5	<0.1
October	1.46	0.75	<0.1
November	3.5	0	<0.1
December	5.94	0	<0.1
Total	**31.5**	**12**	**<0.6**

Note: Domestic use includes cleaning, washing of hands and other uses. Drinking water will be provided by domestic Well 3.

Methodology used to measure the amount of water used and the required monitoring was presented in the Water Use section above.

Soil moisture probes and evapotranspiration calculations will be used to determine minimal water required for cannabis. Drip irrigation will be used with timers and daily monitoring for cannabis plants green screen, and odor mitigation plants. It is estimated that drip irrigation will be 80 to 95% efficient as compared to sprinkler irrigation, which is estimated to be 75 to 85% efficient.

The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water-vending machine, or a retail water facility will not be used. Water will not be diverted from any lake, springs, wetland, stream, creek, vernal pool and/or river.

A licensed retail water supplier, as defined in Section 13575 of the Water Code, may be used on an ***emergency basis only***. If emergency water is needed the Community Development Department will be contacted within seven (7) days of the emergency and the following information provided: (a) A detailed description of the emergency; (b) Identification of the retail water supplier including license number; (c) The volume of water supplied and actions taken to prevent the emergency in the future.

Wastewater - Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water will be adhered to. An on-site septic system permit will be submitted to the Lake County Division of Environmental Health. In the interim, ADA-accessible portable toilets are used with the waste hauled off by a licensed wastewater contractor.