

Attachment 3

PROPERTY MANAGEMENT PLAN
HIGHER GROUNDS FARMS
CANNABIS CULTIVATION OPERATIONS
APN: 008-026-07
3545 FINLEY EAST ROAD KELSEYVILLE, CALIFORNIA

Date:
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Prepared for:
County of Lake

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1.0 INTRODUCTION

This Property Management Plan 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”)**.

“The intent of said plan is to identify and locate all existing cannabis and non-cannabis related uses on the property, identify and locate all proposed cannabis and non-cannabis related uses on the property, and describe how all cannabis and non-cannabis related uses will be managed in the future. The property management plan shall demonstrate how the operation of the commercial cannabis cultivation site will not harm the public health, safety, and welfare or the natural environment of Lake County.”

This Property Management Plan 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.

2.0 PROJECT DESCRIPTION

Higher Ground Farms is seeking discretionary approval for a Major Use Permit for commercial cannabis operations at 3545 Finley East Road (APN:008-026-07) in Kelseyville. The total parcel acreage is 24.9 acres. The project proposes:

A Cannabis Processor License, A-Type 13 Self Distribution License and an A-Type 2B Mixed-Light Cultivation License for a total canopy area of 22,000 sq. ft. (0.50 acres) within a cultivation area of 47,040 sq. ft. (1.07 acres). The proposal also includes the development of facilities appurtenant to cultivation, including greenhouse, facilities for drying, trimming, and packaging of harvested cannabis (in a 48'x100', two-story building), small storage sheds and the appropriate irrigation infrastructure. Mixed-light cultivation will occur in eight (8) 30'x96' greenhouses using light deprivation and/or artificial lighting below a rate of 25 watts per square foot. Two approximate 2-foot walkways of non-canopy area will occur within each greenhouse, along the length of the greenhouse. The proposed project includes two (2) 30'x96' greenhouses for on-site nursery and propagation and a single commercial building for on-site drying, trimming, and packaging. The commercial building will include ADA parking and restroom facilities. Refer to the project's Project Description and Site Plan.

The cultivation greenhouses and operation have similar layouts and will share existing resources, such as access roads and water supply. Irrigation water for the cultivation system will be provided by an onsite groundwater well. Water will be pumped to water storage tanks where it will be pumped to each greenhouse using small horsepower pumps powered by existing PG&E service.

The project is located within the Local Responsibility Area and will comply with all Fire Codes, including Title 14, Title 19, Title 24 and all Sections in 4290 and 4291 (4001-4958) requirements.

2.1.1. Hours and Dates of Operation

These cultivation operations are closed to the public. Visitation is only allowed when specific permission is granted.

The cultivation operation hours of operation are approximately:

- Monday through Sunday, from 7:00 a.m. to 6:00 p.m.

3.0 AIR QUALITY

3.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section on Air Quality:

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

(b) In this section permittees shall identify any equipment or activity that which may cause, 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.

(c) All cannabis permittees shall obtain an Authority to Construct permit pursuant to LCAQMD Rules and Regulations, prior to the construction of the facility described in the Property Management Plan.

(d) All cannabis permittees shall obtain Authority to Construct Permit pursuant to LCAQMD Rules and Regulations, if applicable, to operate any article, machine, equipment or other contrivance which causes or may cause the issuance of an air contaminant.

(e) All permittees shall maintain an Authority to Construct or Permit to Operate for the life of the project, until the operation is closed and equipment is removed.

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

- a. Designating an individual(s) who is/are responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays.
- b. 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.
- c. 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.
- d. The description of potential mitigation methods to be implemented for reducing odors, including add-on air pollution control equipment.
- e. Contingency measures to mitigate/curtail odor and other emissions in the event the methods described above are inadequate to fully prevent offsite nuisance conditions.

3.2. Air Quality Setting and Potential Pollutant Sources

The project is in the Lake County Air Basin. The Lake County Air Quality Management District (LCAQMD) regulates air quality in Lake County. The U.S. Environmental Protection Agency (EPA) sets acceptable levels for seven air pollutants, and then determines — with the help of states and local air districts — where those standards are or are not met. Lake County is currently in attainment for all federal and state ambient air quality standards.

Short-term construction emissions could include fugitive dust and other particulate matter, as well as exhaust emissions generated by earthmoving activities from operation of tractors, tillers, etc., during site preparation. Site preparation includes only minor grading and tilling. Operation emissions could include fugitive dust, other particulate matter, and exhaust emissions from daily traffic as well as odor from cultivation activities.

Construction emissions could be caused by onsite or offsite activities. Onsite emissions principally consist of exhaust emissions (NOX, CO, ROG, PM10, and PM2.5) from construction equipment, motor vehicle operation, and fugitive dust (mainly PM10) from disturbed soil. Offsite emissions are caused by motor vehicle exhaust from delivery vehicles as well as worker commuter traffic, but they also include road dust (PM10).

Amount of grading is minor due to the flat terrain. A grading plan has been submitted to the County for approval.

Two to four people will be needed to maintain growing plants, resulting in up to a maximum of 8 trips daily. Eight to sixteen seasonal employees will be needed during planting, harvesting, and processing, resulting in up to 32 additional trips per day during peak season. Small trucks will be used to ship processed and packaged cannabis off-site. Each harvested cycle will generate approximately 0.4 tons per 22,000 sq. ft. per of dried cannabis. Small trucks will have a capacity of 1 to 3.5 tons and will be required 4 to 5 times per year. Thus, approximately five (5) truck trips would be required per year. 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, as well as emissions resulting from landscape maintenance. Power would be through on-grid PG&E. All cultivation would occur inside greenhouses, minimizing fugitive dust emissions. Minor emissions would occur from vehicle or truck trips on unpaved roads.

Operation of the proposed cultivation and processing operation would generate small amounts of carbon dioxide 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 project would not generate a substantial number of vehicle trips and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.

3.3. Permits

As required by the Ordinance, an Authority to Construct permit will be obtained pursuant to LCAQMD Rules and Regulations, 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.

3.4. 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. The access road will be armored with gravel to minimize dust. 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. Stockpiles can also be covered with tarps to control dust. 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. Water application rates will be minimized as necessary to prevent runoff and ponding and 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. Stockpiles will be protected using silt fences, straw wattles or fiber rolls and plastic covers to prevent wind dispersal of sediment from stockpiles.

3.5. Odor Response Program

The individual(s) that are responsible for responding to odor complaints are:

- John Oliver, Property Manager, (707) 234-9815, hgfhca@hushmail.com

The project is in a Farmland Protection Zone. County Ordinance 3101 requires that the proposed mixed-light cultivation to be in greenhouses equipped with filtration systems that prevent the movement of odors, pesticides, and other airborne contaminants out of or into the structure. No significant odor impacts that would affect a substantial number of people are anticipated from this cultivation operation, due to the limited population in the area, distances to nearest residences, the small size of the cultivation operations, and the setbacks from roads and property

lines, and proposed filtration systems. Low odor cannabis strains and/or Fragrant flowering and herb plants, such as Lavender, Rosemary, Thyme, and Daphane Odora could be planted as needed to mask residual odors emanating from the cultivation operation. The processing facility used for drying, trimming, and packaging could be equipped with carbon filters/air scrubbers (or similar) to mitigate odors emanating from the buildings.

Any air filtration and odor mitigation equipment will be inspected bimonthly to determine if maintenance or replacement is required. Maintenance records will be maintained and retained for at least three years.

When an odor complaint is received, it will be forwarded to the manager responsible for odor control. The manager will visit the facility in question, determine any deficiencies in the odor control system, and identify and implement remedies. There should be follow-up correspondence with the person that filed the complaint, and this correspondence should communicate that remedial actions were taken.

4.0 GROUNDS

4.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section about grounds keeping:

(a) The permittee shall establish and implement written procedures to ensure that 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 shall include at minimum:

- a. The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass so that the premises shall not constitute an attractant, breeding place, or harborage for pests.*
- b. The proper maintenance of roads, yards, and parking lots so that these areas shall not constitute a source of contamination in areas where cannabis products are handled or transported.*
- c. The provision of adequate draining areas in order to prevent contamination by seepage, foot-borne filth, or the breeding of pests due to unsanitary conditions.*
- d. The provision and maintenance of waste treatment systems so as to prevent contamination in areas where cannabis products may be exposed to such a system's waste or waste by-products.*

(b) If the lot of record is bordered by grounds outside the applicant's control that are not maintained in the manner described in subsections (i) through (iv) of this section, inspection, extermination, and other reasonable care shall be exercised within the lot of record in order to eliminate any pests, dirt, and/or filth that pose a source of cannabis product contamination.

(c) Any other information as may be requested by the Director and/or by the Planning Commission.

4.2. Storage

Excess compost will be stored within the green waste and compost storage area specified and will be covered and surrounded by straw wattles to minimize loss of material. Fertilizers will be stored in Buildings 1 or 2 or in stormproof containers.

Pesticides will be used according to the instructions on the label or the material safety data sheets (MSDS). County regulations also apply to listed pesticides. Pesticides will be stored in proposed buildings so that stormwater is not contaminated. Chemicals will be properly labeled and open containers sealed when stored.

4.3. Groundskeeping

Good housekeeping measures will be implemented. The grounds will be inspected at least once per day and any litter picked up. Trash containers will be emptied when full. Roads will be maintained so that significant erosion does not occur. This may include wetting dusty roads, armoring with gravel, patching holes, and maintaining existing drainage features such as ditches. Weeds and grasses will be controlled by mulching or by cutting with a lawnmower or line trimmer. Drainage ditches and swales will be regularly mowed and cleaned, including the removal of litter, debris, and sediment. Containers will be drained so that mosquitos do not breed. Live traps may be deployed to remove rodents from operational areas. Disposable coveralls (e.g. Tyvek) can be used to increase sanitation levels and reduce vectoring of mites and other pests. A clothing changing station/mudroom will be provided in an existing building for employees so that street clothing is separated from cultivation clothing. Portable toilets and hand washing facilities will be utilized temporarily until the permanent restroom in the processing building is constructed. The portable toilets and handwashing facilities will be serviced regularly to maintain sanitary conditions for operational staff. Wastes will be managed as specified in the Waste Management subsection.

5.0 SECURITY

5.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section on Security:

(a) Intent: To minimize criminal activity, provide for safe and secure working environments, protect private property, and to prevent damage to the environment. The Applicant shall 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.

(b) Security Plan. This section shall include at a minimum:

a. A description of the security measures to be taken to:

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

ii. Installing a security alarm system to notify and record incident(s) where physical barriers have been breached;

iii. Establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors;

iv. Maintaining the premises such that visibility and security monitoring of the premises is possible; and

v. Establishing procedures for the investigation of suspicious activities.

(2) Prevent theft or loss of cannabis and cannabis products. This includes but is not limited to:

i. Establishing an inventory system to track cannabis material and the personnel responsible for processing it throughout the cultivation process;

ii. Limiting access of personnel within the premises to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties;

iii. Supervising tasks or processes with high potential for diversion (including the loading and unloading of cannabis transportation vehicles); and

iv. Providing designated areas in which personnel may store and access personal items.

(3) Identification of emergency contact(s) that is/are available 24 hours/seven (7) days a week including holidays. The plan shall include the name, phone number and facsimile number or email address of an individual working on the commercial cultivation premises, to whom notice of problems associated with the operation of the commercial cultivation establishment can be provided. The commercial cultivation establishment shall keep this information current at all times. The applicant shall make every good faith effort to encourage neighborhood residents to call this designated person to resolve operating problems, if any, before any calls or complaints are made to the County.

(4) The permittee shall maintain a record of all complaints and resolution of complaints and provide a tally and summary of issues the annual Performance Review Report.

(5) A description of fences, location of access points, and how access is controlled.

(6) Video Surveillance.

i. At a minimum, permitted premises shall have a complete digital video surveillance system with a minimum camera resolution of 1280 X 720 pixel. The video surveillance system shall be capable of recording all pre-determined surveillance areas in any lighting conditions.

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

iii. To the extent reasonably possible, all video surveillance cameras shall be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.

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

a. The perimeter of the cannabis cultivation site and cannabis nursery,

- 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; and*
- g. The interior and exterior of all entrances and exits to the cannabis cultivation sites and cannabis nursery including all buildings where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.*
- v. The surveillance system shall record continuously 24 hours per day and at a minimum of 30 frames per second.*
- vi. All exterior cameras shall be waterproof, I-66 minimum.*
- vii. All interior cameras shall be moisture proof.*
- viii. Cameras shall be color capable.*
- ix. Video management software shall be capable of integrating cameras with door alarms.*
- x. Video recordings shall be digital.*
- xi. Thermal technology shall be use for perimeter fencing.*
- xii. All cameras shall include motion sensors that activates the camera when motion is detected.*
- xiii. In areas with inadequate lighting for the cameras being used, sufficient lighting shall be provided to illuminate the camera's field of vision.*
- xiv. 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.*
- xv. All surveillance recordings shall be kept on the applicant's recording device or other approved location for a minimum of 30 days.*
- xvi. All video surveillance recordings are subject to inspection by the Department and shall be copied and sent, or otherwise provided, to the Department upon request.*
- xvii. The video recordings shall display the current date and time of recorded events. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards. The displayed date and time shall not significantly obstruct the view of recorded images.*

(7) Fences

- i. All commercial cannabis cultivation sites shall be enclosed by a fence. The fence shall include, at a minimum, the following: 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.*

The Ordinance also identifies these prohibited activities that are relevant to this sub-plan:

"All lights used for cannabis related permits including indoor or mixed light cultivation of cannabis shall be fully contained within structures or otherwise shielded to fully contain any light or glare involved in the cultivation process. Artificial light shall be completely shielded between sunset and sunrise.

Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed."

5.2. Security Measures

General security measures will consist of the following:

- A security plan, updated as needed;
- Staff screening process, including background checks;
- Personnel rules and responsibilities (to be incorporated into a employee handbook in the future);
- Physical barriers, including signage, road gates, security fencing with locked gates, and commercial-grade locks on all interior doors;
- Theft and loss control program;
- Video surveillance system.

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

- John Oliver, Property Manager, (707) 234-9815, hgfhca@hushmail.com

Any complaints or problems associated with the operation of the commercial cultivation 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.

Personnel rules and responsibilities are as follows:

- Obey the rules of the Security Plan;
- Sign in when entering the facility and sign out when exiting the facility;
- Do not carry any weapons;
- Do not engage in lengthy conversation with the public or respond directly to complaints: direct all such concerns to the Security Officer;
- Only authorized vehicles are allowed in operational areas;
- Do not bring backpacks or other unnecessary storage devices that might complicate the theft control program. Lockers will be provided for personal items; and
- Do not enter restricted areas unless authorized to do so.

The site is accessed by Finely East Road, a County maintained road. There is a locked gate that limits access to the parcel and a second located gate to the cultivation area.

These cultivation 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.

5.3. Theft and Loss Control

The County requires an inventory system to track Cannabis material and personnel handling the material. This requirement will be fulfilled by following the requirements of the CalCannabis

Licensing Program, which creates a Track-and Trace System. Sections 8401 through 8405 (quoted in part) state:

“The Department shall establish a track-and-trace system for unique identifiers of cannabis and nonmanufactured cannabis products, which all licensees shall use. Each licensee shall report in the track-and-trace system the disposition of immature and mature plants, as required by Section 8402 of this Chapter, and nonmanufactured cannabis products on the licensed premises and any transfers associated with commercial cannabis activity between licensees.

(a) The licensee is responsible for the accuracy and completeness of all data and information entered into the track-and- trace system. Data entered into the track-and-trace system is assumed to be accurate and can be used to take enforcement action against the licensee if not corrected.

(b) Attempts to falsify or misrepresent data or information entered into the track-and-trace system is a violation and subject to enforcement.

(c) Each licensee shall use the track-and-trace system for recording all applicable commercial cannabis activities. Each licensee shall do all of the following activities:

(1) Establish an account in the track-and-trace system prior to engaging in any commercial cannabis activities associated with their license and maintain an active account while licensed;

(2) Designate at least one of the owners or the responsible party named in the application to be the track-and-trace system administrator....”

For these cultivation sites, the Track-And-Trace System Administrators are:

- John Oliver, Property Manager, (707) 234-9815, hgfhca@hushmail.com

Personnel will be granted access within the premises to only those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties. There will be supervision of tasks or processes with a high potential for diversion (including the loading and unloading of cannabis transportation vehicles). Supervision may include video surveillance and/or the requirement that the Security Officer or their designee be present.

5.4. Video Surveillance

Each cultivation site will have 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
- sufficient lighting shall be provided to illuminate the camera’s field of vision or infrared cameras will be used
- 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 door 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. The perimeter of the cannabis cultivation and processing,
- 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; and
- g. The interior and exterior of all entrances and exits to the cannabis cultivation sites and cannabis nursery including all buildings 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. Power supplies shall be self-contained, solar arrays and batteries.

Security cameras that meet the County and state requirements will be installed. Locations to be determined once building layout is known. Data transfer will be via a WiFi to a secure building where recordings are stored for a minimum of 30 days. These cameras can be remotely accessed.

5.5. Fencing

Each cultivation site will be enclosed with a sturdy fence. The posts will be set in the ground and will be made of steel tubing or lumber. Terminal posts will be set in concrete or otherwise anchored to prevent leaning under the tension of stretched fence panels. Post interval will not exceed 10 feet. Fence panels will consist of metal mesh "cyclone" fabric or welded wire mesh. The fenced cultivation compound will have a least two gates. The gate will consist of metal tube frame and the paneling will be the same as described above. The gates will be large enough for a service vehicle to ingress/egress. The gates will be secured with a metal padlock. Keys or lock combinations will be controlled by the Security Officer.

6.0 STORM WATER MANAGEMENT

6.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section on Storm Water Management:

(a) 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.

(b) All permittees shall manage storm water runoff to protect downstream receiving water bodies from water quality degradation.

(c) 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.

(d) Outdoor cultivation, including any topsoil, pest management, or fertilizer used for the cultivation 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.

(e) The illicit discharge 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.

(f) All permittees shall prepare a Storm Water Management Plan based on the requirements of the California Regional Water Quality Control Board Central Valley Region or the California Regional Water Quality Control Board North Coast Region to be approved by the Lake County Water Resources Department. In addition to those requirements, the plan shall include:

a. 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.

b. 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.

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

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

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

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

g. Describe the proposed grading of the property.

h. Describe the storm water management system.

i. 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.

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

6.2. List of Responsible Parties and Contact Information

The Stormwater Manager(s) currently assigned to these cultivation operations are:

- John Oliver, Property Manager, (707) 234-9815, hgfhca@hushmail.com

The stormwater manager shall have primary responsibility and significant authority for the implementation, maintenance, inspection, and amendments to the Stormwater Management Plan. Duties of the stormwater manager include but are not limited to:

- Ensuring full compliance with the Plan and the Chapter 29, Storm Water Management Ordinance of the Lake County Ordinance Code. Implementing all elements of the Plan, including but not limited to implementation of prompt and effective erosion and sediment

control measures, and implementing all non-storm water management, and materials and waste management activities (such as monitoring discharges (dewatering, diversion devices); general site clean-up; vehicle and equipment cleaning, fueling and maintenance; spill control; ensuring that no materials other than storm water are discharged in quantities which will have an adverse effect on receiving waters or storm drain systems; etc.);

- Inspections (pre-storm, during storm, and post-storm) or designating qualified personnel to do so;
- Routine inspections as specified in the cultivation operation's specifications or described in the Plan;
- Preparing any annual compliance certification;
- Ensuring elimination of all unauthorized discharges;
- The storm water manager shall be assigned authority to mobilize crews to make immediate repairs to the control measures;
- Coordinate with the landowner or cultivator to assure all the necessary corrections/repairs are made immediately, and that the project complies with the Plan and relevant permits.

6.3. Compliance

6.3.1. Setbacks and Buffers

The Ordinance requires that all cultivation operations be located at least 100 feet away from all waterbodies (i.e. spring, top of bank of any creek or seasonal stream, edge of lake, wetland or vernal pool). See site plan for locations of all waterbodies, buffers, and cultivation locations.

6.3.2. Water Board Permitting

Higher Ground Farms is enrolled with the State Water Resources Control Board (SWRCB) for Tier 1, Low Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The site was assigned WDID No. 5S17CC423911. For Tier 1, low risk coverage, the Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP) and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The SMP is required prior to commencing cultivation activities and were submitted with the application materials.

6.3.3. Grading, Discharge Flows, and Downstream Effects

The property is relatively flat (slope less than 3%) and drains east and southeast as sheet flow towards Kelsey Creek. Proposed grading activities would include vegetation removal and minor grading (clearing and grubbing) to prepare the building pads for the greenhouses and the processing building and parking. The areas for the proposed activities have little vegetation cover. A grading permit application and Grading Plan have been submitted to Lake County. No grading would occur until an approved grading permit has been obtained from the County. Normal means and methods would be used to construct the greenhouses and processing building. The proposed construction and operations will not alter the hydrology of the parcels.

6.4. Storm Water Management

6.4.1. Water Pollution Control Schedule

BMPs will be deployed in a sequence to follow the progress of site preparation. As the locations of soil disturbance change, erosion and sedimentation controls will be adjusted accordingly to control storm water runoff at the downgrade perimeter and drain inlets. BMPs will be mobilized as follows:

- Year-round:
 - The site manager or stormwater manager will monitor weather using National Weather Service reports (<https://www.weather.gov/>) to track conditions and alert crews to the onset of rainfall events.
 - Disturbed soil areas will be stabilized with temporary erosion control or with permanent erosion control as soon as possible after grading or construction is complete.
- During the rainy season:
 - Disturbed areas will be stabilized with temporary or permanent erosion control before rain events. Cultivation areas will be stabilized with nitrogen fixing vegetation.
 - Disturbed areas that are substantially complete will be stabilized with permanent erosion control (soil stabilization) and vegetation (if within seeding window for seed establishment).
 - Prior to forecast storm events, the erosion control measures illustrated on Sheet 4B (Appendix A) will be inspected and maintained as necessary.
- During the non-rainy season:
 - The project schedule will sequence earth-moving activities with the installation of both erosion control and sediment control measures. The schedule will be arranged as much as practicable to leave existing vegetation undisturbed until immediately prior to grading.

Sufficient quantities of temporary sediment control materials will be maintained on-site throughout the duration of the project, to allow implementation of temporary sediment controls in the event of predicted rain, and for rapid response to failures or emergencies. This includes implementation requirements for active areas and non-active areas before the onset of rain. Stormwater and sediment control measures will be documented and reported annually as part of the requirement for the State Water Resources Control Board General Order for Cannabis Cultivation.

Since, the project would disturb more than one acre in preparing the cultivation areas, constructing the parking areas, greenhouses, and processing building, the project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP, 2009-009-DWQ). The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plan which documents the stormwater dynamics at the site, the Best Management Practices (BMPs), and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Obtainment of a CGP is also a BPTC Measure for compliance with the SWRCB General Order. The Construction General Permit does not cover disturbances of land surfaces solely related to agricultural operations such as disking, harrowing, terracing and leveling, and soil preparation.

6.4.2. Pollutant Source Identification

Construction or cultivation activities that have the potential to contribute sediment to storm water discharges include:

- Clearing, grubbing, and minor grading for construction;
- Soil import/export operations;
- Structure installation process;

The following table provides a list of materials that may be used and activities that may be performed that will have the potential to contribute pollutants, other than sediment, to storm water runoff.

Summary of Potential Project Pollutant Other Than Sediment

| Activity/Material Type | Potential Pollutant |
|--|---|
| Vehicle lubricants and fuels, including oil, grease, diesel and gasoline, and coolants | Petroleum hydrocarbons, volatile organic compounds (VOCs) |
| Road base and subbase material | Materials with high alkalinity or high pH, metals |
| Gardening materials and wastes | Pesticides, nutrient pollution (nitrates, phosphates, biological oxygen demand, etc.), metals |
| Treated lumber (materials and waste) | Arsenic, copper, other metals, creosote |
| Material packaging and site personnel | General litter (municipal solid waste, universal waste) |
| Temporary Portable toilets | Septic waste (fecal coliform, biological oxygen demand) |

6.4.3. Monitoring/Inspection and Maintenance

A visual monitoring (inspection) program will be implemented, and an inspection would ideally be performed prior to each qualifying rain event and contain the following focal areas:

- All storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources
- All control measures to identify whether they have been properly implemented
- Any storm water storage and containment areas to detect leaks and ensure maintenance of adequate freeboard

6.4.4. Training

A copy of this Property Management Plan will be made available to the site personnel or contractor representatives engaged in the maintenance or installation of the control measures. Site inspectors observing pollution caused by ineffective construction or cultivation practices will inform site personnel of appropriate and proper erosion and sedimentation control practices, along with special follow-up inspection for further training. The Stormwater Manager or general contractor shall organize orientation sessions with all installation, inspection, and maintenance personnel upon initiation of a specific project activity or change in key personnel. These sessions will be setup to ensure that all contractor and sub-contractor operations are implemented in accordance with this Plan. Training sessions will be included as part of regular safety meetings to familiarize works with the requirements of the Plan.

7.0 CANNABIS VEGETATIVE MATERIAL WASTE MANAGEMENT

7.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section on Cannabis Vegetative Material Waste Management:

The cannabis vegetative material waste management section shall include:

- (1) Provide an estimate of the type and amount of cannabis vegetative waste that will be generated on an annual basis.*
- (2) Describe how the permittee will minimize cannabis vegetative waste generation.*
- (3) Describe how solid waste will be disposed.*
- (4) Describe 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.*

7.2. Cannabis Vegetative Material Waste Management

7.2.1. Types and Volumes of Green Waste

Sources of cannabis vegetative material waste on this cultivation operation may consist of leaves, stems, and root balls that remain after flower harvest, trimming and grooming during cultivation, and whole dead plants.

Volume of green waste generated by per acre is estimated to be one to two cubic yards per month, or about 6 to 12 cubic yards per year for the entire operation.

Cannabis green waste will be weighed daily, weekly, or as needed, and data shall be recorded in Metrc (track and trace) for reporting requirements. 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.

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. If vegetative waste is 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).

7.2.2. Handling and Disposal of Cannabis Vegetative Waste

There will be a dedicated area in each cultivation compound 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 onsite.

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 cultivation operation. The following draft regulations from the CalCannabis Cultivation Licensing Program are quoted as follows, and incorporated by reference:

§ 8305. Cannabis Waste Management

(a) For the purposes of this Chapter, "cannabis waste" is waste that is not hazardous waste as defined in Section 40141 of Public Resources Code, and is solid waste, as defined in Section 40191 of Public Resources Code, that contains cannabis and that has been made unusable and unrecognizable in the manner prescribed in subsection (e). A licensee may not sell cannabis waste.

(b) A licensee 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.

(c) A licensee shall dispose of cannabis waste as identified in the licensee's Cultivation Plan approved by the Department. A licensee shall not dispose of cannabis waste in an unsecured waste receptacle, whether in the control of the licensee or not.

(d) Cannabis that a licensee intends to render into cannabis waste shall be held in the designated holding area for a minimum of 72 hours. A licensee shall affix to each batch one or more documents with batch information and weight. At no time during the 72-hour hold period may the cannabis be handled, moved, or rendered into cannabis waste. The cannabis the licensee intends to render into cannabis waste is subject to inspection by the Department.

(e) A licensee shall make cannabis into cannabis waste by rendering the cannabis unusable and unrecognizable. The licensee shall render the cannabis into cannabis waste before removing the cannabis waste from the licensed premises. A licensee shall render the cannabis into cannabis waste by grinding and incorporating the cannabis with other ground material so that the resulting mixture is at least 50 percent noncannabis material by volume. A licensee shall render cannabis into cannabis waste and track that waste by batch.

(f) Cannabis that a licensee wishes to deposit at a compostable materials handling facility or at an in-vessel digestion facility may be rendered cannabis waste by incorporating any nonhazardous compostable material, as defined in Title 14 of the California Code of Regulations at Section 17852 (a)(11), that a compostable materials handling facility or in-vessel digestion facility may lawfully accept.

(g) Unless a licensee will compost onsite, after a licensee renders the cannabis into cannabis waste, a licensee shall do one of the following with the cannabis waste:

- (1) Dispose of the cannabis waste at a manned and fully permitted solid waste landfill;
- (2) Deposit the cannabis waste at a manned solid waste operation or a manned fully permitted compostable materials handling facility; or
- (3) Deposit the cannabis waste at a manned solid waste operation or a manned fully permitted in-vessel digestion facility.

(h) In addition to all other tracking requirements set forth in Sections 8404 and 8405 of this Chapter, a licensee shall use the track-and-trace system and onsite documents to ensure the cannabis waste materials are identified, weighed, and tracked while on the licensed premises and when disposed of or deposited in accordance with subsection (g).

(i) A licensee shall enter the date and time that the cannabis was rendered cannabis waste and the weight of the resulting cannabis waste into the track-and-trace database.

(j) A licensee shall maintain accurate and comprehensive records regarding cannabis waste material that account for, reconcile, and evidence all activity related to the generation and disposal or disposition of cannabis waste. A licensee shall obtain a record from the solid waste facility evidencing the acceptance of the cannabis waste material at the facility. The record shall contain the name and address of the facility, the date, and the volume or weight of the cannabis waste accepted. These documents are records subject to inspection by the Department and shall be kept in compliance with Section 8400 of this Chapter.

(k) A licensee shall enter the date and time of the disposal or deposit of the cannabis waste at a solid waste facility, compostable materials handling facility, or an in-vessel digestion facility into the track-and-trace system.

8.0 GROWING MEDIUM MANAGEMENT

According to the Ordinance, the Property Management Plan must have a section on Growing Medium Management:

The growing medium management section shall include:

- (1) Provide 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.*
- (2) Describe how the permittee will minimize growing medium waste generation.*
- (3) Describe any non-organic content in the growing medium used (such as vermiculite, silica gel, or other non-organic additives).*
- (4) Describe how growing medium waste will be disposed.*
- (5) Describe 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.*

The CDFA CalCannabis Program describes soils handling as follows:

“Soils used in cannabis cultivation may be treated, reused, stockpiled, and/or discarded. For reuse, soils are piled and covered with tarps for an extended period (months to a year) to allow heat from sunlight to destroy any potential soil pathogens or pests. Another practice for soil reuse is to run a compost tea through the soils between harvests to restore soil nutrients. Although it is not a direct component of the Proposed Program, another aspect of soil reuse can include laboratory testing of soil samples to identify nutrient deficiencies or other issues. Identifying such deficiencies allows the soil to be properly treated or amended with fertilizers or other soil amendments, thereby correcting these deficiencies, prior to being reused with a new cannabis crop.” (CDFA 2017)

For the purposes of this Plan, growing medium consists of soil and non-organic amendments (vermiculite, perlite, silica gel, etc.). It does not include fertilizers or organic amendments such as mulch, humus, worm castings, etc.

8.1.1. Types and Volumes of Growing Medium

The growing medium for this cultivation operation will be approximately 20 to 80 yards of amendment mixed with existing topsoil or above ground pots/beds using Coco Coir or similar.

8.1.2. 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. The anticipated growing medium will be Coco Coir or similar. 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 fenced compounds. BMPs will be employed to ensure that these piles do not contaminate stormwater or cause nuisance dust or odor issues.

9.0 WATER USE

9.1. Requirements / Goals

According to the Ordinance, the Property Management Plan must have a section on Water Resources:

- (a) Intent: To conserve the County's water resources by minimizing the use of water.*
- (b) All permitted activities shall have a legal water source on the premises, and have all local, state, and federal permits required to utilize the water source. If the permitted activity utilizes a shared source of water from another site, such source shall be a legal source, have all local, state, and federal permit required to utilize the water source, and have a written agreement between the property owner of the site where the source is located and the permitted activity agreeing to the use of the water source and all terms and conditions of that use.*
- (c) Permittee shall not engage in unlawful or unpermitted drawing of surface water.*
- (d) 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.*
- (e) Where a well is used, the well must be located on the premises, an adjacent parcel or piped through a dedicated easement. The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.*
- (f) 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. 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.*
- (g) All permittees shall prepare a Water Use/water availability analysis prepared by qualified individual Said plan shall:*
 - a. Identify the source of water, including location, capacity, and documentation that it is a legal source.*
 - b. Describe the proposed irrigation system and methodology.*
 - c. Describe the 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.*

9.2. Water Availability Analysis

The water for the project will be pumped from an existing historic agricultural groundwater well (see Site Plan for location at the southeastern corner of the parcel, to the west of Kelsey Creek) that has been in production since prior to the requirement for a well permit. According to the property owner, the well is approximately 100 feet deep. In July of 2021 a Well Test Report was completed by and reported the well is capable of approximately 253 gallons per minute. This equates to about 408 acre-feet per year. Water will be pumped from the well, using an existing 7.5 horsepower pump (powered by PG&E) and stored in two (2) 5,000 gallon water tanks at the cultivation site. The irrigation system will consist of PVC pipes. Black polyvinyl flexible tubes and drip emitters will be used to irrigate plants directly.

The addition of fertilizers and other amendments will be added to by hand every other week.

The CalCannabis Environmental Impact Report (CDFA, 2017) uses 6.0 gallons per day per plant as an estimated water demand for cannabis cultivation. This is 1.0 gallon (gpd) per plant more than reported by Bauer et. el. (2015), who reported up to 5.0 (gpd) per plant (18.9

Liters/day/plant). Using the more conservative estimate of 6.0 gpd (CDFA, 2017), the demand is 3,000 gpd (2.1 gallons per minute [gpm]) per acre of canopy; this use rate is consistent with the Water Availability Analysis section of the project’s Property Management Plan. The total estimated yearly irrigation water demand for 22,000 sq. ft. of canopy and approximately 5,400 sq. ft. of nursery approximately **690,000 gallons** (2.1 acre-feet) over a 365-day cultivation season. The daily demand would be approximately 1,887 gallons. The total water storage would be approximately 10,000 gallons (2-5,000 gallon tanks). In addition to irrigation water demand, the project proposes two to four fulltime and eight to sixteen seasonal employees. It is assumed that water demand for fulltime employees is equivalent to sanitary sewer generation for factories without shower facilities. According to the Lake County Rules and Regulations for On-Site Sewage Disposal (Lake County, 2010), the demand would be 15 gallons per day, per person or up to 109,500 gallons per year, assuming operations 7 days per week, all year (0.3 AF per year). All landscaping would be drought-tolerant landscaping, which would require little to no water use. Thus, the total annual water demand is approximately 2.4 AF and the average daily demand is approximately 1.6 gpm. Water use distributed by month is summarize in Table 1.

Table 1. Monthly estimated irrigation water demand (units are 1,000 gallons)

| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------|
| Irrigation | 45 | 45 | 50 | 50 | 55 | 75 | 75 | 80 | 75 | 50 | 45 | 45 | 690 |
| Employee | 9.3 | 8.4 | 9.3 | 9.0 | 9.3 | 9.0 | 9.3 | 9.3 | 9.0 | 9.3 | 9.0 | 9.3 | 109.5 |

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.

Water conservation practices will be implemented, including some combination of the following strategies and actions:

- no surface water diversion;
- selection of plant varieties that are suitable for the climate of the region;
- the use of driplines and drip emitters (instead of spray irrigation);
- cover drip lines with straw mulch or similar to reduce evaporation;
- water application rates modified from data from soil moisture meters and weather monitoring;
- shutoff valves on hoses and water pipes;
- daily visual inspections of irrigation systems;
- immediate repair of leaking or malfunctioning equipment; and
- water metering and budgeting.

10.0 MONITORING AND REPORTING FOR COUNTY LICENSING

10.1. Requirements / Goals

According to the Ordinance, the licensee will perform annual compliance monitoring and prepare annual reports as follows:

6. Compliance Monitoring

- i. A compliance monitoring inspection of the cultivation site shall be conducted annually during growing season.*
- ii. The permittee shall pay a compliance monitoring fee established by resolution of the Board of Supervisors prior to the inspection.*
- iii. If there are no violations of the permit or state license during the first five years, the inspection frequency may be reduced by the Director to not less than once every five years.*

7. Annual Reports

i. Performance Review

(a) All cannabis permittees shall submit a "Performance Review Report" on an annual basis from their initial date of operation for review and approval by the Planning Commission. The Planning Commission may delegate review of the annual Performance Review Report to the Director at the time of the initial hearing or at any time thereafter. This annual "Performance Review Report" is intended to identify the effectiveness of the approved development permit, use permit, Operations Manual, Operating Standards, and conditions of approval, as well as the identification and implementation of additional procedures as deemed necessary. In the event the Planning Commission identifies problems with specific Performance Review Report that could potentially lead to revocation of the associated development or use permit, the Planning Commission may require the submittal of more frequent "Performance Review Reports."

(b) Pursuant to sub-section 6.i. above, the premises shall be inspected by the Department on an annual basis, or less frequently if approved by the Director. A copy of the results from this inspection shall be given to the permittee for inclusion in their "Performance Review Report" to the Department.

(c) Compliance monitoring fees pursuant to the County's adopted master fee schedule shall be paid by permittee and accompany the "Performance Review Report" for costs associated with the inspection and the review of the report by County staff.

(d) Non-compliance by permittee in allowing the inspection by the Department, or refusal to pay the required fees, or noncompliance in submitting the annual "Performance Review Report" for review by the Planning Commission shall be deemed grounds for a revocation of the development permit or use permit and subject the holder of the permit(s) to the penalties outlined in this Code.