

Lake County Cannabis L.L.C.

APN# 007-059-02



Property Management Plan

Prepared for:

County of Lake Planning Dept.

Prepared by:

Lake County Cannabis L.L.C.

1409 Vernal Drive

Kelseyville, CA.

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Material Data Safety Sheets (Attached with hard copy)

Employee Manual: (In development) for future use.

Log of Inspections, Records, and Data Collection

INTRODUCTION

This Property Management Plan has been prepared to fulfill the requirements of Ordinance No.3073 Ordinance Amending Chapter 21, Article 27 of the Lake County Code Pertaining to Cannabis Cultivation.

The Property Management Plan, and all the sub-plans, have been prepared using the guidance that is listed in sub-section 5 of the proposed amendments to Chapter 21, article 27 of the Lake County Code. The Ordinance describes the Plan as follows: *“All permittees shall prepare a Property Management Plan. 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 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.

PROJECT LOCATION AND DESCRIPTION

The proposed project is a small cannabis cultivation operation on 1409 Vernal Drive Kelseyville, CA (approximately 88 acres), in Lake County, California. The cultivation operations will be located the front of the 88-acre parcel with APN 007-059-2. Lake County Cannabis L.L.C. is accessed by a private gravel road located off Vernal Drive,. An existing barn (**696 square feet**) on the Property (APN 007-059-02) will be used for cannabis curing and storage; it may also be used for germination and cloning. No processing, such as trimming, packaging, or extracting, is proposed at this time. A compost area will be located on site approximately 500 feet from the barn). The project will use a gravity feed irrigation system using water from the un-named spring and will gravity flow to each in individual canvas pot. No water will weep threw these pots into the groundwater. We will strive to maintain a 0% water waist facility . There is currently very little need for electricity at this cultivation site. As necessary electrical power will come from the grid. Cultivation area is approximately 10,000 square-feet, with approximately 9,600 square feet of canopy area. a security fence around the cultivation area, 6 ft high deer screened fence , with a locking gate and padlock. • **Above-ground planting in individual canvas pots** with soil from a local nursery • drip irrigation system, and **ballast water storage is proposed.**

SECURITY

Security cameras will be equipped with night vision and will be battery powered to monitor 24/7 entire cultivation area as shown on security site plan.

AIR QUALITY MANAGEMENT PLAN

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

- (1) Intent: All cannabis permittees shall not degrade the County's air quality as determined by the Lake County Air Quality Management District (LCAQMD).
- (2) 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.
- (3) All cannabis permittees shall obtain an Authority to Construct permit pursuant to LCAQMD Rules and Regulations, prior to any construction.
- (4) 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.
- (5) 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.
- (6) The applicant shall prepare an odor response program that includes (but is not limited to):
 - a. Designating an individual who is responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays. Designated Individual: **Val Putman & 1 Local Resident**
 - b. We have provided property owners and residents of property within a 1 to 2 mile 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.

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 currently meets the EPA's health standards for five of those pollutants: carbon monoxide; nitrogen dioxide; sulfur dioxide; lead; and coarse particulates. For the other two ground-level ozone and fine particulate pollution Lake County is considered to be a part of a regional non-attainment area.. No public facilities such as schools and churches are within a 5 miles radius. Closest residence is 1/2 mile away.

Area source emissions estimates are derived from the consumption of propane, electricity, and consumer products, as well as emissions resulting from landscape maintenance. This cultivation operation will require minimal use of propane & electricity.

Cultivation operations may generate fugitive dust emissions through ground-disturbing activities such as uncovered soil or compost piles, and vehicle or truck trips on unpaved roads, but these activities are minimal. Operation of the proposed cultivation operation would generate small amounts of carbon dioxide from operation of small engines, such as weed eaters and from vehicular traffic associated with staff commuting. The generation of carbon dioxide would be partially offset by the cultivation of fast growing plants, which remove carbon dioxide in the air for photosynthesis. The proposed cultivation operations would not consume excessive amounts of energy because they utilize the natural sun for light. CDFA (2017) concluded that cannabis cultivation activities under the Cal-Cannabis Licensing Program 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.

CDFA (2017) summarizes the impacts from small cannabis cultivation operations as follows:

“Despite the potential air quality emission-generating sources described above that are associated with cannabis cultivation activities, it is not anticipated that the Proposed Program would conflict with or obstruct implementation of air quality plans for numerous reasons outlined below.

First, the cannabis cultivation activities under the Proposed Plan, it would not be anticipated to generate a substantial increase of vehicle traffic.

The CDFA Cal-Cannabis Program concluded that small outdoor Cannabis cultivation operations would not contribute significantly to greenhouse gas emissions because of the limited use of combustion-powered equipment and vehicles and because County ordinances limit the use of generators to emergency-use only .

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. Due to above ground planting of the cannabis plants in burlap bags there will be no ground tilling, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads will be a such a minimum it would nt be feasible to implement a dust control management program, should it become necessary in the future it would be outlined and managed appropriately.

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

Odor Response Program

The individual that is responsible for responding to odor complaints is:

- **Val Putman and (1) local resident to be named.**

Property Owner (916) 359-2037

No odor complaints are anticipated as the closest resident neighbor is 1/2 mile away. If an odor complaint is received, it will be forwarded to a local resident for odor control. This person will visit cultivation site, determine cause, and identify and implement remedies as needed. Odor Mitigation: 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, 1/2 mile distance to nearest residence, the small size of the cultivation operations, and the setbacks from roads and property lines. We will provide property owners and residents of property within a 2,500 foot radius of the cannabis facility, with the contact information of the individual responsible for responding to odor complaints.

CULTURAL RESOURCES

According to the Ordinance, the Property Management Plan must have a section on Cultural Resources.

(b) Intent: All permittees shall protect the cultural, historical, archaeological, and paleontological resources on the lot of record where the permitted activity is located.

(c) The Department shall consult with appropriate Tribe regarding the potential of such resources being located on the lot of record.

(d) Based on that consultation, the Department may require a cultural resource study of the property to determine the extent such resources exist on the lot of record.

(e) Based on that study and in consultation with the appropriate Tribe(s), the Department may require the inclusion in this section.

This section shall include:

- a. Detailed procedures on actions to take if such resources are found.
- b. Describe the procedures to be followed if cultural, historical, archaeological, and paleontological resources are found on the property.

Protective measures

Protective measures consist primarily of minimizing ground disturbance, especially in sensitive areas. All cultivation activities will occur above ground in planters. Riparian zones of streams are also protected under various federal, state, and county regulations.

Another protective measure is awareness all people involved will be made aware of the regulations protecting cultural resources, the location of sensitive areas, and indicators of buried historic or archaeological resources or human remains, such as fragments of bone, shells, or pottery, unusual odors or staining of soil and building foundations.

Inadvertent Discovery Work Plan

An Inadvertent Discovery Work Plan is only required by the County for properties known to have cultural resources. No cultural resources are known to occur within, or adjacent to, the cultivation area. Nevertheless, Inadvertent Discovery Measures are provided here and will be implemented, and are taken directly from the California Department of Food and Agriculture's Program Environmental Impact Report (2017) prepared for the Cal-Cannabis Cultivation Licensing program:

"Existing cultivation activities have limited to no potential for adverse impacts on cultural resources as cultivation does not involve excavation within soil that has not been disturbed previously.

The Cal-Cannabis Licensing Program's environmental protection measures related to cultural resources, specifically the accidental discovery of human remains (Section 8313[c] of the proposed regulations), would require applicants to halt cultivation activities and implement Health and Safety Code Section 7050.5 if human remains were discovered.

ENERGY USAGE

According to the Ordinance, the Property Management Plan must have a section on Energy Usage: (a) Intent: Permittees shall minimize energy usage. (b) In this section permittees shall: a. Provide energy calculation as required by the California Building Code Note: The 2016 Energy Code (California Code of Regulations Title 24, Part 6), applies to conditioned and unconditioned enclosed spaces, covered process, and outdoor lighting systems. This project does not qualify as a covered process, as a conditioned or unconditioned enclosed space, or as an outdoor lighting system under the Code.

The 2016 Energy Code **does not apply to this project.**

- (a) 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. Note: CCR Title 3, Division 8, Chapter 1, Section 8305 applies to indoor, tier 2 mixed-light licenses and nurseries using indoor or tier 2 mixed light techniques and **does not apply to this project since no artificial lighting is proposed.**
- (b) If alternative energy sources are to be used, describe those sources and the amount of electricity that will be provided.
- (c) 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.

- (d) Onsite zero net energy renewable source providing 42 percent of power. (3)
Purchase of carbon offsets for any portion of power above 58 percent not from renewable sources.
- (e) 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. e. Describe what parameters will be monitored and the methodology of the monitoring program.
- (f) **NO indoor or mixed-light cultivation of cannabis will be performed on this site.**

Energy Calculations

The CDFW CalCannabis Program states the following: “Outdoor cultivation utilizes natural daylight for photosynthesis, although cultivators may have use artificial lighting to maintain immature plants as a source for propagation. Outdoor cultivation operations typically start the plants indoors or in greenhouses before moving them outside during the summer months. Under the Proposed Program, it is anticipated that this cultivation type would have the least lighting needs, compared to indoor, mixed-light, and nursery operations.

“Note: lighting may be used for propagation under any of the Proposed Program’s license types, although for outdoor licenses, this is permissible only to maintain immature plants as a source for propagation. “Outdoor cultivation is conducted without the use of artificial lighting for plant growth, with the exception that artificial lighting is permissible to maintain immature plants as a source or plant propagation (CDFA 2017).”

Note: NO ELECTRICITY WILL BE USED ON THIS CULTIVATION SITE.

FERTILIZER USAGE

According to the Ordinance, the Property Management Plan must have a section on Fertilizer.

- (a) Intent: To ensure consistency fertilizer storage and use with the other sections of the property management plan.
- (b) This section shall describe how cultivation and nursery permittees will comply with the following fertilizer application and storage protocols:
 - a. Comply with all fertilizer label directions;
 - b. Store fertilizers in a secure building or shed;
 - c. Contain any fertilizer spills and immediately clean up any spills;
 - d. Apply the minimum amount of product necessary;
 - e. Prevent offsite drift;

- f. Do not spray directly to surface water or allow fertilizer product to drift to surface water. Spray only when wind is blowing away from surface water bodies;
- g. Do not apply fertilizer when they may reach surface water or groundwater; and
- h. The use of fertilizer shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. 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. This section shall include 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 100 feet of the lot of record and a 100-foot setback from any identified spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.
- (d) Describe what parameters will be monitored and the methodology of the monitoring program.

Inventory of Fertilizers

Cultivation Operation potting soil will be amended with an organic fertilizer. All cultivation operation pests will be controlled by employing only approved, organic-certified pesticides. Weeds will be controlled using a line trimmer or mulch. Live traps will be used for rodents. To control mites, all nursery plants will be inspected individually for mites before planting. If mites are found, the nursery plants showing evidence of mites will be treated or destroyed.

Fertilizers Storage and Handling

Liquid or granular fertilizers can be mixed with water in mixing tanks; plastic tubing and driplines can then be used to gravity-feed the water - fertilizer mixture to the plant. Fertilizers and soil amendments can also be applied directly to the planting stations by shovel or by using an all-terrain vehicle. Fertilizers will be stored in a storm-proof shed. Fertilizers will be properly labeled, and open containers sealed when stored. Personal protective equipment will be used. Fertilizers will be handled and applied according to their instructions.

See Material Safety Data Sheets for specific information.

The following fertilizer application and storage protocols will be implemented:

- Comply with all label directions.
- Store chemicals in a secure building or shed to prevent access by wildlife.
- Contain any chemical leaks and immediately clean up any spills.
- Apply the minimum amount of product necessary.
- Prevent offsite drift.
- Do not apply chemicals when pollinators are present.
- Do not spray directly to surface water or allow chemical product to drift to surface water.

Monitoring Program

The monitoring program consists of regular inspections of chemical storage, the immediate cleanup of spilled products, recording of quantities and types of fertilizers used,.

FISH AND WILDLIFE PROTECTION

According to the Ordinance, the Property Management Plan must have a section on Fish and Wildlife Protection:

1. Minimize adverse impacts on fish and wildlife.
2. In this section permittees shall include:
 - a. 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.
 - b. A description of the habitats found on the lot of record.
 - c. A description of the watershed in which the permitted activity is located.
 - d. Describe how the permittee will minimize adverse impacts on the fish and wildlife.
 - e. A map showing the location of any conservation easements or wildlife corridors.

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

“Tree Removal, The removal of any commercial tree species as defined by the California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (*Quercus* species) or Tan Oak (*Notholithocarpus* species) for the purpose of developing a cannabis cultivation site should be avoided and minimized. This shall not include the pruning of any such tree species for the health of the tree or the removal of such trees if necessary for safety or disease concerns.” The removal of commercial tree species requires either a Timberland Conversion Permit from California Department of Forestry and Fire Protection for the conversion of timberland greater than 3 acres, or an exemption for the conversion of timberland less than 3 acres. No trees will be removed as part of this project. There are virtually no plants or animals in the operational areas. These areas support only disturbance tolerant species. No special-status animals or plants are within the operational areas or adjacent areas.

Wildlife Habitats

The only wildlife habitats that are present in the general area of the cultivation site are barren; and urbanized. The surrounding area contains various wildlife habitats: urbanized; agricultural; barren, rock outcrop, riparian, grassland, woodland, forest, marsh & stream. The cultivation site is not within any designated listed species’ critical habitat. The nonnative grassland, agricultural, and urbanized habitats within, and adjacent to, the cultivation site has a low potential for harboring special-status species due to the dominance of aggressive non-native grasses, forbs and disturbance from human activities. No cultivation operations will take place within 400 feet of any watercourse. No impacts to special-status species have been identified **If land clearing is performed in the future a pre-construction special-status species survey would be conducted..**

Protection of Waterbodies and Sensitive Habitats

Potential adverse impacts to water resources could occur during cultivation activities by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. There is no evidence that project implementation will impact any water resources. Water resource protection will be achieved by compliance with this Plan and compliance with the State Water Board's Cannabis Cultivation General Order. The project proposes a 400-foot buffer from any creeks or waterbodies. Note that if the total area of ground disturbance required for construction activities of the cultivation operation is **greater than 1 acre**, the landowner or cultivator will need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity and implement a storm water pollution prevention plan. If operational activities occur near sensitive habitats, it is recommended that signage and/or fencing be erected that identifies the resource and limits entry to these areas. Security fencing that surrounds the cultivation area can function as wildlife exclusion devices. It is recommended that fencing be constructed to prevent passage of wildlife through the fencing. This is a proposed 10,000sq ft cultivation site

Hours 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:

Monday through Saturday, 8:00 am to 5:00 pm (during daylight hours)

Sunday, 12:00 pm to 4:00 pm (during daylight hours)

Additional Measures that will be taken to minimize or offset the carbon footprint from operational activities are:

- energy-saving measures
- water-saving measures
- solid waste reduction measures
- air emissions reduction measures
- proper site selection, use of existing contours, and no grading
- cultivation of fast-growing plants, that remove carbon dioxide from the air

The description of chemicals stored and used, and any effluent discharged as a result of operational activities is found in the Fertilizer subsection, the Pesticide subsection, the Hazardous Waste Management portion of the Waste Management subsection, and the Stormwater Management Subsection.

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 erosion does not occur. This may include wetting dusty roads, armoring with gravel, patching holes, and maintaining drainage features such as water bars, culverts and side ditches. Weeds and grasses will be controlled by mulching or by cutting with a line trimmer.

WATER USE

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

- (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 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 or an adjacent parcel. 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 well 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 Management Plan to be approved by the Lake County Water Resources Department.

Said plan shall:

- a. Identify the source of water, including location, capacity, and documentation that it is a legal source.
- b. Described 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.
- d. Provide 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, Division2, Chapter 27).
- e. Describe the methodology that will be used to measure the amount of water used and the required monitoring.

Water Use Management

Water Sources and Metering

The project site will utilize an irrigation system using stored water from Un-named Spring. Water Irrigation will be gravity flow to cultivation site.

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 applicant shall notify the Department within 7 days of an 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.

Estimated Water Use Water use requirements for outdoor cannabis production are similar to water use requirements for other agricultural crops such as corn CDFA (2017) reports the following regarding the water use for cannabis: “According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) The outdoor cannabis production average usage per acre is 1.8 acre-feet. The demand for 10,000 square-feet is approximately 0.2 acre-feet. There is sufficient daily water output from the on-site un-named spring to supply water for the proposed activities & still comply with the 50% visual bypass requirement. **The water requirement for the proposed cannabis cultivation site is as follows. April 11,250 Gallons ~ May 22,500 Gallons ~ June 22,500 Gallons ~ July 22,500 Gallons ~ August 22,500 Gallons ~ September 22,500 Gallons ~ October 22,500 Gallons. Less than 50% of the flow rate for the spring.**

Water Conservation

Water conservation practices will be implemented, including some combination of the following strategies and actions: • selection of plant varieties that are suitable for the climate of the region • the use of drip lines and drip emitters (instead of spray irrigation)

- mulching to reduce evaporation • water application rates modified from data documented from soil moisture meters and weather monitoring.

Irrigation System

The water supply will fill a plastic storage tank 1,500 gallons (current two day supply requirement) (TO BE EXPANDED TO CONTAIN ALL WATER EQUIREQD FOR CANNABIS CULTIVATION AS REQUIED BY THE WATER BOARD) This tank will supply gravitational head to irrigation system, the 1/2" PVC pipes will deliver the water to the planting stations. At each burlap pot / plant, black polyvinyl flexible tubes with 1 gal per hr. drip emitters will be used at each of 150 grow stations to irrigate the plants. The fully designed irrigation system will be set on timers to irrigate the plants for 4 to 5 hrs a day and provide 99% efficiency (no water waist) irrigation system using the methodology of the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23, Division2, Chapter 27)

Additional measures taken for efficient property management

- Daily visual inspections of irrigation system.
- Immediate repair of leaking or malfunctioning equipment
- Water metering and Water Conservation Practices will be implemented to prevent discharges from water supply equipment. Water application rates will be minimized as necessary and water equipment leaks will be repaired immediately.

MONITORING AND REPORTING FOR COUNTY LICENSING

Compliance Monitoring

According to the Ordinance, the licensee must perform annual compliance monitoring and prepare annual reports. A compliance monitoring inspection of the cultivation site shall be conducted annually during growing season. The permittee shall pay a compliance monitoring fee established by resolution of the Board of Supervisors prior to the inspection.

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.

Annual Reports

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.”

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.

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. 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 revocation of the development permit or use permit.

MATERIAL DATA SAFETY SHEETS

MSDS SHEETS: Attached with hard copies

APPENDIX D: EMPLOYEE MANUAL

LOG OF INSPECTIONS, RECORDS, AND DATA COLLECTION

Lake County Cannabis L.L.C.

Property Management Plan

Supplemental Attachment.

8/12/19

Pest Management

(a) Intent: To ensure consistency pest management with the other sections of the property management plan.

(b) This section shall describe how Lake County Cannabis 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.

b. These pesticide laws and regulations include but are not limited to:

- (1) Comply with all pesticide label directions;
- (2) Store chemicals in a secure building or shed to prevent access by wildlife;
- (3) Contain any chemical leaks and immediately clean up any spills;
- (4) Prevent offsite drift;
- (5) Do not apply pesticides when pollinators are present;
- (6) Do not allow drift to flowering plants attractive to pollinators;
- (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;
- (8) Do not apply pesticides when they may reach surface water or groundwater; and
- (9) Only use properly labeled pesticides.

The use of pesticides shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. For purposes of determining the edge of Clear Lake, the setback shall be measured from the full lake level of 7.79 feet on the Rumsey Gauge.

This section shall include 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 100 feet of the lot of record and a 100 foot setback from any identified spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.

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.

Security Plan

This section shall include at a minimum a description of the security measures taken

- a. Physical barrier to secure perimeter access has been established at the entry with a coded locking gate and fencing around the cultivation ground and secondary locking doors at the entrance thru the barn. Installed a security alarm system to notify and record incident(s) if the physical barriers were breached;

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

(NO VISITORS ALLOWED AT THIS TIME)

A security monitoring system of the premises is being installed per requirements.

Established procedures for the investigation of suspicious activities.

Prevent theft or loss of cannabis and cannabis products. This includes but is not limited to establishing an inventory system to track cannabis material and the personnel responsible for processing it throughout the cultivation process.

STATE TRACK & TRACE PROGRAM

Identification of emergency contact(s) that is/are available 24 hours/seven (7) days a week including holidays.

Val Putman can be reached at (916) 359-2037 and emailed at digger@winfirst.com should there be a problem associated with the operation of the commercial cultivation establishment.

Additional contact of local personal will be added during cultivation season.

Lake County Cannabis L.L.C. will keep this information current at all times and shall make every good faith effort to encourage neighborhood residents to call Val Putman to resolve operating problems, if any, before any calls or complaints are made to the County.

Lake County Cannabis shall maintain a record of all complaints and resolution of complaints and provide a tally and summary of issues for the annual Performance Review Report.

A description of fences, location of access points shown on **Security Plan**.

Video Surveillance system as shown on **Security Plan**.

Permitted Premises has a complete digital video surveillance system with a minimum camera resolution of 1080 pixel. The video surveillance system is capable of recording all pre-determined surveillance areas in any lighting conditions.

The video surveillance system is capable of supporting remote access by **Lake County Cannabis**.

All video surveillance cameras are 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 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 room;
 - (f) Areas containing surveillance-system storage devices one camera shall record the access points to this an area; and
 - (g) The interior and exterior of all entrances and exits to the cannabis cultivation site and cannabis nursery including building 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 operates continuously 24 hours per day and at a minimum of 30 frames per second
- All exterior cameras are waterproof, I-66 minimum.
- (vii)The interior cameras is moisture proof.

Cameras are color capable.

Video management software is capable of integrating cameras with door alarms.

Video recordings are digital.

Thermal technology is in use for perimeter fencing.

All cameras include motion sensors that activates the camera when motion is detected.

In areas with inadequate lighting for the cameras being used, sufficient lighting shall be provided to illuminate the camera's field of vision.

All recording is located in secure 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 Lake County Cannabis recording device or other approved location for a minimum of 30 days.

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.

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.

Fences

The commercial cannabis cultivation site is enclosed by a fence. The fence includes, 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.

No barbed wire, razor wire or similar design was used.

The cultivation area is screened from public view. Methods of screen may include, but is not limited to, topographic barriers, vegetation, or solid (opaque) fences.

Storm Water Management

A Storm Water Management plan is not required as stated by Donald McEdwards of the McEdwards Group on Sheet 4 Proposed Conditions he states "A storm water management plan is not necessary because the proposed use of the property will not significantly affect surface runoff".

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

Lake County Cannabis L.L.C. shall manage storm water runoff as needed to protect downstream receiving water bodies from water quality degradation.

All cultivation activities 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.

Outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation cannabis is not 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.

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.

Lake County Cannabis L.L.C. does not need to 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.

In addition to this the plan will **include**:

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

Identification of any public roads and bridges that are downstream of the discharge point and documentation that the storm-water discharge is in compliance with the design parameters of any such bridge is not required.

Documentation has been noted that the discharge of storm-water from the site will not increase the volume of water that historically has flow onto adjacent properties;

d. Documentation that the discharge of storm-water will not increase flood elevations downstream of the discharge point has been noted on The Proposed Conditions Plan Sheet #4..

e. Documentation that the discharge of storm-water 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. There is no proposed grading of the property at this time.

h. It was determined by the Engineering firm that certified the spring, a storm-water management system was not required, as noted on Proposed Conditions Plan sheet #4, "A storm water management plan is not necessary because the proposed use of the property will not significantly affect surface runoff"

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;

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

Waste Management

(a) 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, growing medium is amended every five years at the rate of approximately 20% to 25% old growing medium is removed from the property and recycled.

(b) Waste Management will consist of owners picking up a solid waste from grounds on a daily basis and emptying the trash bins daily as required. The bulk of the solid waste will be self hauled to land fill or transfer station in owners truck.

Solid Waste Section

The estimated amount of solid waste that will be generated on an annual basis is not more than can be self hauled to recycling center and local:

Household hazardous waste Special waste, and mixed residue will be taken to a Land fill.

Lake County Cannabis will minimize solid waste generation by recycling, Plastic, Paper, Glass, Metal and Electronics and composting organics.

The waste collection frequency as described will be daily with bulk runs weekly to recycling as needed.

Organic solid waste will be temporarily stored outside and covered by the barn prior to composting in the final disposal at the compost bin.

Hazardous Waste Management

Lake County Cannabis L.L.C. shall conduct a hazard analysis to identify or evaluate known or reasonably foreseeable hazards for each type of cannabis product produced at their facility in order to determine whether there exist any hazards requiring a preventive control. The hazard analysis shall include:

The identification of potential hazards,

Including biological hazards and microbiological hazards.

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

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

The evaluation of the hazards identified in order to assess the severity of any illness or injury that may occur as a result of a given hazard, and the probability that the hazard will occur even in the absence of preventive controls is very unlikely however as conditions present themselves procurers for prevention will be adapted,

The hazard evaluation shall consider the effect of the following on the safety of the finished cannabis product for the intended consumer:

The sanitation conditions of a manufacturing premises don't exist as there is no manufacturing premises.

There is no product formulation process.

There is no design, function or condition of the manufacturing facility or its equipment as there is not a manufacturing facility or equipment at this time.

There are no ingredients and components for cannabis product at this time Cultivation Only at this time.

Lake County Cannabis L.L.C. does not transport or transfer products at this time.

Lake County Cannabis L.L.C. does not manufacture or process products at this time.

Lake County Cannabis L.L.C. does not package and or label.

The storage of components and/or the finished cannabis product will be stored in the Barn.

The Management Plans shall:

Identify all Resource Conservation and Recovery Act (RCRA), Non-RCRA hazardous waste and Universal wastes and the volume of each; There are none at this time if / and when there is they will be added to the Property Management Plan and Site Management Plan and be updated as required.

Containers and trash containers will be emptied daily as needed and stored in the barn and storage shed as required.

All chemicals will be stored in a locked shed the storage locations as identified on Plans.

Hazardous waste manifest and record keeping will be part of the Property Management Plan and Site Management Plan and updated as required.

Outline of inspection procedures and logs shall also be kept in the Property Management Plan and Site Management Plan and updated as required.

Emergency spill response and containment will be performed with the required spill kits stored in the Pesticide and Fertilizer storage sheds as identified on site map..

There are no staff responsibilities at this time as there is no staff. When a staff member is added a set of responsibilities will be issued and added to the Property Management Plan and Site Management Plan and updated as required.

Staff training program will be established as needed as staf us added at a later date..

There is no hazardous materials or waste generated on the site.

Maps of all 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. There are no public water supply well on the lot of record or within 200 feet of the lot of record .

Pursuant to the California Health and Safety Code, the use of hazardous materials shall be 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 and not performed.

Cannabis Vegetative Material Waste Management

An estimate of the type and amount of cannabis vegetative waste that will be generated on an annual basis as cultivation season progresses.

Lake County Cannabis will minimize cannabis vegetative waste by mulching on site and / or self haul to an approved land fill or transfer station.

Water Resources

This section shall include:

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

- A. A description of how the permittee will minimize adverse impacts on the surface and groundwater resources.
- B. A description of what parameters will be measured and the methodology of how they will be measured.
- C. 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.
- D. 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.

Water Use

Lake County Cannabis L.L.C. will conserve the County's water resources by minimizing the use of water thru the use of drip emitters located at each planting station, checking moisture content and reducing the amount of watering when lower temperatures allow.

- (a). 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.

Lake County Cannabis L.L.C. shall not engage in unlawful or un-permitted drawing of surface water.

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 not used as it is prohibited.

A well is not used, if it were the well must be located on the premises or an adjacent parcel. The production well would have to have a meter to measure the amount of water pumped. The production wells would have a continuous water level.

Lake County Cannabis L.L.C. uses an approved self contained spring with a 10 gal per minute flow rate as determined by the McEdwards Group, Thomas McEdwards Engineer. And approved by the California State Water Board. Northern Regional Water Control Board.

(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 description of the emergency.
- . Identification of the retail water supplier including license number.
- . The volume of water supplied.
- . Actions taken to prevent the emergency in the future.
- . All permittees shall prepare a Water Use Management Plan to be approved by the Lake County Water Resources Department.

Said plan shall:

- . Identify the source of water, including location, capacity, and documentation that it is a legal source.
- . The proposed irrigation system and methodology are outlined in the Property Management Plan and B-3 report.

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 is outlined in the Property Management Plan and B-3 report.

Provide calculations as to the efficiency of the irrigation system using the methodology of the Model Water Efficient Landscape Ordinance and is outlined in the Property Management Plan and B-3 report and approved by the California State Water Board.

Compliance monitoring

- . A compliance monitoring inspection of the cultivation site will be conducted annually during growing season.

Lake County Cannabis L.L.C will pay a compliance monitoring fee established by resolution of the Board of Supervisors prior to the inspection.

If there are no violations of the County 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.

Lake County Cannabis L.L.C. will 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 minor or major 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 minor or major 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 Lake County Cannabis L.L.C. for inclusion in their "Performance Review Report" to the Department.

Property Owner Consent Form

Property Owner Consent Form to Allow Commercial Cannabis Cultivation

I, Randy Pitman, declare under penalty of perjury that:

1. I am the record title owner of the property located at:

1409 Vernal RD
Lake County

(Physical Address)

Lake County, California,

APN 007-05902 or the title owner is a trust or business entity named, _____ and I have been duly authorized to represent such trust or business entity for purposes of executing this document.

2. I, or the trust or business entity I represent, am aware that the applicant is in the process of applying to the Lake County Community Development Department for a permit to cultivate commercial cannabis on the property described above in conformance with all the provisions of Chapter 21 the Lake County Code.
3. I, or the trust or business entity I represent, understand that, as the owner of the parcel containing a commercial cannabis cultivation site, I am required to sign this agreement in order for the applicant's application to go forward and understand that I may be liable under local, state, or federal law for the cannabis cultivation activities I am allowing on my property.

Randy Pitman

(Landowner Signature)

Nicholas Needham

(Applicant Signature)

NICHOLAS NEEDHAM

(Print Applicants Name)

Signed this 26 day of Dec, 2018

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On December 21, 2018 before me, Beth Vos, Notary Public
(Print or type name and title of the officer)

personally appeared Randy Putman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beth Vos
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Property Owner Consent Form
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 12/26/2018

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

RIGHT TO DIVERT AND USE WATER

REGISTRATION H505589

CERTIFICATE H100457

Right Holder: *Robert Dixon*
1409 1409 Vernal Drive Drive
Lakeport, CA 95414

The State Water Resources Control Board (State Water Board) authorizes the diversion and use of water by the right holder in accordance with the limitations and conditions herein SUBJECT TO PRIOR RIGHTS. The priority of this right dates from 02/27/2019. This right is issued in accordance with the State Water Board delegation of authority to the Deputy Director for Water Rights (Resolution 2012-0029) and the Deputy Director for Water Rights redelegation of authority dated October 19, 2017.

The Deputy Director for Water Rights finds that this registration meets the requirements for registration of small irrigation use appropriation. (Wat. Code, § 1228 et seq.)

Right holder is hereby granted a right to divert and use water as follows:

1. Location of point(s) of diversion (**Coordinates in WGS 84**)

Name of Diversion	Source	Tributary To:	Thence	Latitude	Longitude	County	Assessor's Parcel Numbers (APN)
Primary POD	Unnamed Spring	Unnamed Stream	Smokehouse Creek	38.953843	-122.938302	Lake	007-059-02

2. Purpose of Use and 3. Place of Use

2. Purpose of Use	3. Place of Use		
	County	Assessor's Parcel Numbers (APN)	Acres
Irrigation, Aesthetic, Recreational	Lake	007-059-02	0.22

Note: Assessor's Parcel Numbers provided are based on the user's entries in this portal on 02/25/2019.
The place of use is shown on the map filed on 02/25/2019 with the State Water Board.

4. Quantity and Season:

The water appropriated shall be limited to the quantity which can be beneficially used and shall not exceed 0.42 **acre-feet per year** to be collected from 11/01 to 04/14 and as permitted in the diversion season specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive. The total storage capacity shall not exceed 0.42 acre-feet. The rate of diversion to storage shall not exceed **42,000 gallons per day (gpd) or the diversion rate specified in the current version of the State Water Board's Cannabis Policy, whichever is more restrictive.**

5. No water shall be diverted or used under this right unless the water right holder is in compliance with all applicable conditions, including the numeric and narrative instream flow requirements, of the current version of the State Water Board's Cannabis Policy, except as follows:

Right holders enrolled under Regional Water Quality Control Board Order R1-2015-0023 or Order R5-2015-0113 shall comply at all times with requirements related to flow, diversion, storage, and similar requirements of Attachment A of the Cannabis Policy identified by the Division of Water Rights below in this condition. This condition remains in effect until July 1, 2019, or when the right holder enrolls under the statewide Cannabis General Order, whichever comes first, at which time right holders shall comply with all applicable conditions and requirements of Attachment A of the Cannabis Policy.

- Section 1 – Term Numbers 4, 15, 17, 24, 26, and 36.
- Section 2 – Term Numbers 23, 63, 64, 66, 69 – 78, 82 – 94, 96, and 98 – 103.
- Section 3 – All Instream Flow Requirements for Surface Water Diversions (Requirements 1 – 7) and the Gage Installation, Maintenance, and Operation Requirements.
- Section 4 – All requirements and conditions.

The current version of the State Water Board's *Cannabis Policy* is available online at:
https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy.pdf.

6. No water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies.
7. Diversion works shall be constructed and water applied to beneficial use with due diligence.
8. No water shall be diverted under this right unless right holder complies with all lawful conditions required by the California Department of Fish and Wildlife. (Wat. Code, § 1228.6, subd. (a)(2).)
9. No water shall be diverted under this right unless it is diverted in accordance with the information set forth in the completed registration form as to source, location of point of diversion, purpose of use, place of use, quantity, and season of diversion. This information is reproduced as conditions 1 through 4 of this certificate.
10. No water shall be diverted under this right unless right holder complies with all applicable state, city, county, and local laws, regulations, ordinances, permits, and license requirements including, but not limited to those for cannabis cultivation, grading, construction, and building.
11. Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine, all rights and privileges under this right, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.
12. The State Water Board reserves jurisdiction over this registration to change the season of diversion and rate of diversion based on later findings of the State Water Board concerning availability of water and the protection of beneficial uses. Any action to change the authorized season of diversion and rate of diversion will be taken only after notice to interested parties and opportunity for hearing.
13. Right holder shall grant, or secure authorization through right holder's right of access to property owned by another party, the staff of the State Water Board, and any other authorized representatives of the State Water Board the following:
 - a. Entry upon property where water is being diverted, stored, or used under a right issued by the State Water Board or where monitoring, samples and/or records must be collected under the conditions of this right;
 - b. Access to copy any records at reasonable times that are kept under the terms and conditions of a right or other order issued by the State Water Board;
 - c. Access to inspect at reasonable times any project covered by a right issued by the State Water Board, equipment (including monitoring and control equipment), practices, or operations regulated by or required under this right; and,
 - d. Access to photograph, sample, measure, and monitor at reasonable times for the purpose of ensuring compliance with a right or other order issued by the State Water Board, or as otherwise authorized by the Water Code.
14. Diversion of water under this right is subject to prior rights. Right holder may be required to curtail diversion or release water stored during the most recent collection season should diversion under this right result in injury to holders of legal downstream senior rights. If a reservoir is involved, right holder may be required to bypass or release water through, over, or around the dam. If release of stored water would not effectively satisfy downstream prior storage rights, right holder may be required to otherwise compensate the holders of such rights for injury caused.
15. This right shall not be construed as conferring right of access to any lands or facilities not owned by right holder.

16. All rights are issued subject to available flows. Inasmuch as the source contains treated wastewater, imported water from another stream system, or return flow from other projects, there is no guarantee that such supply will continue.
17. If storage or diversion of water under this right is by means of a dam, right holder shall allow sufficient water at all times to pass through a fishway or, in the absence of a fishway, allow sufficient water to pass over, around, or through the dam to keep in good condition any fish that may be planted or exist below the dam; provided that, during a period of low flow in the stream, upon approval of the California Department of Fish and Wildlife, this requirement will be satisfied if sufficient water is passed through a culvert, waste gate, or over or around the dam to keep in good condition any fish that may be planted or exist below the dam if it is impracticable or detrimental to pass the water through a fishway. In the case of a reservoir, this provision shall not require the passage or release of water at a greater rate than the unimpaired natural inflow into the reservoir. (Fish & G. Code, § 5937.)
18. The facilities for diversion under this right shall include satisfactory means of measuring and bypassing sufficient water to satisfy downstream prior rights and any requirements of the California Department of Fish and Wildlife and the State Water Board's Cannabis Policy.
19. This right does not authorize any act which results in the taking of a threatened, endangered, or candidate species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish and Game Code section 2050 et seq.) or the federal Endangered Species Act (16 U.S.C.A. section 1531 et seq.). If a "take" will result from any act authorized under this water right, the right holder shall obtain authorization for an incidental take prior to construction or operation of the project. Right holder shall be responsible for meeting all requirements of the state and Federal Endangered Species Acts for the project authorized under this right.
20. This right is subject to the submittal of an annual report of water use and satisfactory renewal, on forms to be furnished by the State Water Board, including payment of the then-current annual renewal fees. (Wat. Code, § 1228.5.)
21. This right shall be totally or partially forfeited for nonuse if the diversion is abandoned or if all or any part of the diversion is not beneficially used for a continuous period of five years.
22. This right is subject to enforcement, including but not limited to revocation, by the State Water Board if 1) the State Water Board finds that the right holder knowingly made any false statement, or knowingly concealed any material fact, in the right; 2) the right is not renewed as required by the conditions of this certificate; or 3) the State Water Board finds that the right holder is in violation of the conditions of this right. (Wat. Code, § 1228.4 et seq.)
23. The State Water Board intends to develop and implement a basin-wide program for real-time electronic monitoring and reporting of diversions, withdrawals, releases, and streamflow in a standardized format if and when resources become available. Such real-time reporting will be required upon a showing by the State Water Board that the program and the infrastructure are in place to accept real-time electronic reports. Implementation of the reporting requirements shall not necessitate amendment to this right.

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

This certificate was issued automatically as a result of the registrant self-certifying submittal of a water right registration filing in substantial compliance with Water Code §1228.3.

Dated: 02/25/2019 14:59:03

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ATTACHMENT: IMPORTANT INFORMATION ABOUT YOUR NEW REGISTRATION

Viewing Your Water Right Online

The State Water Board maintains the electronic Water Rights Information Management System (eWRIMS), a computer database where you may view the current information related to your water right(s). The database can be accessed at the following website:

<http://www.waterboards.ca.gov/ewrims>

Conditions

You are responsible for complying with the terms and conditions for construction and the diversion and use of water specified in your registration certificate. Violation of these terms and conditions may be subject to enforcement.

The conditions in your registration certificate include the general conditions from the State Water Board, including the requirement that you have obtained and are in compliance with all necessary permits or other approvals required by other agencies. As discussed below, the registration certificate may also include conditions imposed by the California Department of Fish and Wildlife (CDFW).

The CDFW may impose lawful conditions on your water right at any time. Any conditions the CDFW submitted to the State Water Board for your water right are enclosed. If the CDFW has not imposed any conditions as of the date of this letter, the CDFW may still impose conditions at any time. If the CDFW imposes or modifies any conditions, they will provide those conditions to you and the State Water Board.

By submitting the registration form to the State Water Board, you certified that you will comply with all lawful conditions, whether required by the State Water Board or the CDFW. This includes conditions for impacts that commenced prior to the date the registration form was submitted to the CDFW or the State Water Board. Failure to comply with the conditions will subject your water right to revocation and enforcement action by the State Water Board.

Your water right is subject to prior rights. This means that, with respect to other water rights from this source, the priority of your right commences with the date of filing your registration. In times of water shortage, therefore, those with rights senior to yours are entitled to take their full amount of water first.

There may be times when water is flowing in the stream, but you are not able to divert under the water right. Certain registration certificates include bypass requirements. If there is not enough water to meet the bypass flow requirement, you must stop diverting or limit your diversions to ensure that the bypass requirement is met. In each watershed, the right holders must divert in accordance with the priority of their rights. The priority of the water right is the date that the application or registration was filed, and is listed near the top of the water right. In times of water shortage, a junior right holder must stop diverting if there is not enough water to serve a more senior right. If applicable, the water availability analysis prepared for your registration likely describes conditions when there is either limited or no water for your use. You can determine the rates or quantities of water diverted under other rights in your watershed by reviewing the State Water Board's computer database at the following website: <http://www.waterboards.ca.gov/ewrims>

Small Domestic Use Registrations and Irrigation of Commercial Crops

For parties with small domestic use registrations (SDU), if your water right includes the Domestic purpose of use, be aware that you cannot use water diverted under this water right for irrigating any commercial crop (e.g. crop grown for sale or trade), or for irrigating more than one-half acre of lawn, ornamental shrubbery, or gardens not associated with an establishment (e.g. home or cabin) within the place of use. Although an SDU is not available for the cultivation of commercial cannabis, a commercial cannabis cultivator may hold an SDU for their domestic use, including the potential incidental irrigation of up to six cannabis plants per establishment that are cultivated for personal use only. **The California Department of Food and Agriculture will not issue a Cannabis Cultivation License for cultivation with a source of water supply based on an SDU.**

For more information about water rights topics related to cannabis cultivation, please visit this website:

https://www.waterboards.ca.gov/water_issues/programs/cannabis/cannabis_water_rights.shtml

Reporting, Measuring and Monitoring

On March 21, 2016, regulations regarding the measurement and reporting of water diversions adopted by the State Water Board became effective. The regulations require all water right holders, including holders of registration certificates, to electronically report the diversion and use of water on an annual basis. Additionally, measurement and monitoring requirements apply for some registration certificates that meet certain criteria. It is your responsibility to review the regulations to determine if your project needs to measure and monitor under this right. These requirements may change over time due to either modification of your project or the measurement requirement. Some common triggers for monitoring and measurement relevant to registrations are:

1. If your registration is for annual diversion of 10 acre feet or less, but covers a reservoir with a capacity of greater than 10 acre feet;

2. If you have a small irrigation use registration, general conditions of your right require measurement and monitoring; or
3. If you use the point of diversion or place of use under another basis of right, depending on total amount diverted under all relevant basis of right.

It is your responsibility to keep accurate records of the diversion and use of water and keep the State Water Board informed of your ongoing compliance with the terms of your registration. You are required to submit a separate report for each registration. Your report will include information regarding your compliance with the conditions of your registration and your diversion and use of water. (Wat. Code, § 348.; Cal. Code Regs., tit. 23, § 907 et seq.) In addition to the reporting requirements, you may also be required to measure and/or monitor the amount of water you divert and use and related information. If you do not meet the criteria requiring measurement and/or monitoring, you must provide an estimate of the amount of water you divert and use. For more information about your reporting, measuring and monitoring requirements, please visit the State Water Board's website at:

http://www.waterboards.ca.gov/waterrights/water_issues/programs/diversion_use/water_use.shtml

Reports must be submitted to the State Water Board through the Report Management System (RMS), a component of eWRIMS. Unique RMS Credentials are associated with your registration record, and they will be sent to you in separate correspondence. These credentials are needed to complete your reporting requirement. To access RMS, you may use your RMS Credentials or create your own account with a unique User ID and Password. If you choose to create your own account, you will need the RMS Credentials to associate your registration record with your account for reporting purposes. RMS is available on the State Water Board's website at:

<http://www.waterboards.ca.gov/rms>

The State Water Board will not remind you when reporting is due. However, the State Water Board has developed an electronic notification system to provide certain general reporting and fee payment reminders to water right holders and claimants. The State Water Board encourages you to subscribe by visiting the following website:

http://www.waterboards.ca.gov/resources/email_subscriptions/swrcb_subscribe.shtml (select Water Rights and then Water Rights Reporting Notification)

Renewal Requirement

Your registration is subject to renewal every five years. Renewal of your registration can only occur if you are in substantial compliance with the reporting requirements of the State Water Board and have paid the renewal fee. More information about the reporting and fee requirements is provided in this fact sheet. If you do not meet these two requirements, your registration will be revoked by operation of law. At the conclusion of each five-year period, the State Water Board will review your record to determine if your registration should be renewed or revoked. When your registration is renewed, it will be subject to the State Water Board's general conditions that are in effect at that time.

Fees

You are responsible for paying all required fees. The current fee is \$750 due annually. The State Water Board's fees, including the registration renewal fee, are published in a fee schedule that is reviewed and updated periodically. For more information regarding the water rights fee schedule, please visit the State Water Board's water right fees web page at:

http://www.waterboards.ca.gov/waterrights/water_issues/programs/fees/ (select Water Rights and then Water Rights Reporting Notification)

Official Mail Receiver and Party Records

The eWRIMS database identifies the current Official Mail Receiver for your registration. The State Water Board requires designation of an Official Mail Receiver to receive all correspondence related to a water right. The designated Primary Owner is normally considered the Official Mail Receiver, however if you have designated an Agent, then the State Water Board may consider the Agent to be the Official Mail Receiver. The State Water Board may direct all communication to the Official Mail Receiver without notifying any of the designated owners. You are required to immediately inform the State Water Board of any change in ownership of the right. (Cal. Code Regs., tit. 23, § 830 et seq.) If you would like to change the designation of, or contact information for, the Official Mail Receiver, Agent, or owners, please complete the relevant forms available on the following web site:

http://www.waterboards.ca.gov/water_issues/programs/ewrims/ownership

Change Requests

Your registration certificate identifies the point(s) of diversion where water may be diverted and place(s) of use where water may be used. In order to change the point of diversion and/or place of use, you must submit a new registration form and obtain the State Water Board's approval with issuance of an amended certificate. The registration forms are available at the following website:

http://www.waterboards.ca.gov/waterrights/water_issues/programs/registrations

Statement of Water Diversion and Use

The point(s) of diversion identified in your registration certificate may also be associated with one or more Statement of Water Diversion and Use (statement) records (Wat. Code, § 5100 et seq.). You should check the eWRIMS database (see above) if you are unsure whether you have any statement records and whether they are associated with your registration. If there is a statement record associated with your registration, the statement record has one of the following two statuses that require your attention:

1. Claimed. If your statement record has a status of "claimed", then the statement record is still active and you are required to

submit annual reports of the diversion and use of water associated with the statement record, and any failure to complete the annual reports is subject to potential monetary penalty. However, please note that Water Code section 5101, subdivision (b) provides that a statement is not necessary if the diversion and use of water is covered by a water right registration, permit or license. If you determine that all of your diversion and use of water from the point of diversion associated with the statement can be reported under the annual report for the registration, you may request to make your statement inactive to eliminate your need to complete two separate reports. Alternatively, you may choose to complete the two annual reports separately if you prefer or need to report amounts diverted separately under each right, understanding that you should not report the same amounts of water diverted and used under the separate water right types.

2. Inactive. If your statement record has a status of "inactive", then the statement record is no longer active and you are not required to submit annual reports of the diversion and use of water associated with the statement record. If the inactivation of the statement record occurred simultaneously with the issuance of your registration certificate, then it is likely that State Water Board staff determined that the statement was filed for the diversion and use of water related to your registration in order to comply with the reporting requirements of Water Code section 5100 et seq. If you feel that the statement was inactivated in error, please contact the State Water Board at (916) 341-5300.



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

Robert Dixon
1409 1409 Vernal Drive Drive
Lakeport, CA 95414

Dear Robert Dixon:

CANNABIS SMALL IRRIGATION USE CERTIFICATE *H100457* (REGISTRATION *H505589*) TO APPROPRIATE WATER FROM UNNAMED SPRING IN LAKE COUNTY

This is an important document related to your right to divert water. Do not discard.

You have received this letter because you are the owner or the agent for the owner of a water right registration on file with the State Water Resources Control Board (State Water Board). The purpose of this letter is to inform you that the State Water Board has issued the enclosed water right certificate for your registration. You should carefully read the water right certificate and associated documents to ensure that you understand and comply with any requirements for construction, diversion of water, and beneficial use of water.

In accordance with the State Water Boards's Cannabis Policy, your **maximum eligible diversion season is November 1 to March 31**, and your **maximum diversion rate is 10 gallons per minute (gpm)**. See Cannabis Policy for details.

If you have any questions, please contact me at dyana.mcpherson@waterboards.ca.gov or (916) 341-5632. Written correspondence or inquiries should be addressed as follows: State Water Resources Control Board, Division of Water Rights, Attn: Dyana McPherson P.O. Box 2000, Sacramento, CA, 95812-2000.

Sincerely,

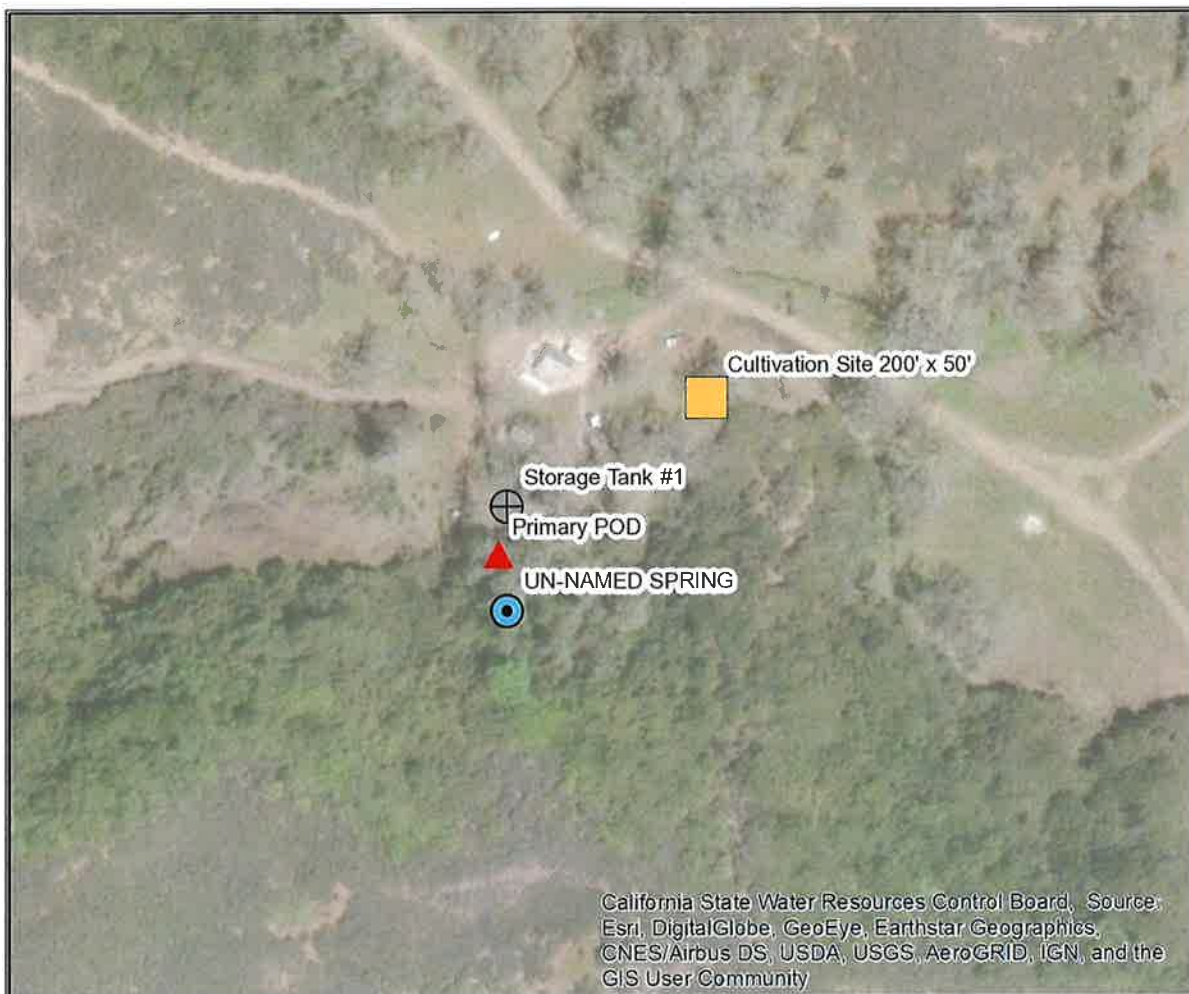
Dyana McPherson
Associate Governmental Program Analyst
Cannabis Registration Unit
Division of Water Rights

Enclosures: 1) Important Information about Registrations
2) Copy of Certificate
3) Map

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov





▲ Primary Point of Diversion

⊗ Pump

⊕ Storage (tank, bladder, pond, etc.)

⊙ Well

▲ Additional Diversion Point

■ Indoor grow area

⊗ Greenhouse

■ Outdoor grow area

0 190 380

Feet

N

1:3,000

Date: 3/11/2019

Map generated by Cannabis GO Survey tool.

OWNER: Robert Dixon
 PRIMARY POINT OF DIVERSION: Primary POD
 SOURCE: Unnamed Spring
 TRIBUTARY TO: Unnamed Stream thence Smokehouse Creek
 LATITUDE: 38.953843
 LONGITUDE: -122.938302
 APN: 007-059-02
 COUNTY OF: Lake

STATE OF CALIFORNIA
 CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

REGISTRATION NUMBER H505589

CERTIFICATE NUMBER H100457

SMALL IRRIGATION USE REGISTRATION

DATE CREATED: 2019-05-01

Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

