

# PROPERTY MANAGEMENT PLAN

## **DiCesare**

10750 Seigler Springs Road N  
Kelseyville, California

### APNs

115-004-010

115-004-050

115-004-080 (Deed Restricted)

### **Prepared By:**

Environmental Pollution Solutions, LLC  
Rohnert Park, California



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## **LIST OF ATTACHMENTS**

Attachment 1	Property List for Odor Response Program
Attachment 2	Archaeological Survey prepared by Alta Archaeological Consulting
Attachment 3	Biological Resource Assessment prepared by Weimeyer Ecological Consulting
Attachment 4	Water Supply Well Easement Documentation
Attachment 5	Well Pump Test Report prepared by CKG Environmental includes Well Completion Report
Attachment 6	Topographic Map

## **REFERENCES**

County of Lake Ordinance No. 3073

## AIR QUALITY

Intent: All cannabis permittees shall not degrade the County's air quality as determined by the Lake County Air Quality Management District (LCAQMD). In this section, permittees shall identify any equipment or activity that which may cause, or potentially cause the issuance of air contaminates including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors.

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

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

### Odor response program

The designated individuals who is/are responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays:

1. Peter Simon
2. Tom Larson

The property owners and residents of property within a 1,000-foot radius of the cannabis facility will be provided with the contact information of the individual responsible for responding to odor complaints. These properties have been identified and are listed in Attachment 1. An example notification letter to be provided to the property owners and residents of property within a 1,000-foot radius is also included in Attachment 1.

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.

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

investigate potential odor migration. Upon completion of the investigation, appropriate actions will be taken to mitigate the odor migration issue by either making adjustments to outdoor containment (plastic covers) or to the Ag/vineyard building carbon filtration system. If immediate adjustments cannot be made to address the odor migration, then additional steps will be taken, or improvements planned. The complainant will be notified and kept informed of further planned actions.

The outdoor cultivation canopy will be housed under plastic sheeted temporary hoops, while the Ag/vineyard and processing building will be equipped with partitioned spaces dedicated to each outdoor license canopy, air circulation fans and passive carbon filtration.

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

## CULTURAL RESOURCES

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

- a. The Department shall consult with appropriate Tribe regarding the potential of such resources being located on the lot of record.
- b. 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.
- c. Based on that study and in consultation with the appropriate Tribe(s), the Department may require its including in this section.
- d. 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.

An Archaeological Survey Report dated November 6, 2019 was prepared by Alta Archaeological Consulting (Alta) of Santa Rosa, California and is included as Attachment 2. In the archaeological report, two pre-historic sites were identified and are mapped on our Site Maps. The recommendation was prior to beginning of work, these boundaries for the archaeological sites will be clearly described and illustrated in the final design plans. Prior to the commencement of project related activities wooden stakes will be erected along the mapped limits of any cultural resource situated within 100 feet of construction activities. Exclusionary flagging will be posted to demark areas where no construction or ground disturbing activities should occur. Site personnel will be informed to keep all equipment, materials, and activities outside of the area.

Additional recommendations and guidance are described in the archaeological report.

## ENERGY USAGE

Intent: Permittees shall minimize energy usage.

In this section permittees shall:

Provide energy calculation as required by the California Building Code.

Energy calculation data was not available at the time of this submittal. Energy requirements will be based upon the 2019 Building Energy Efficiency Standards for California Building Climate Zone 2.

Appliance selection will be based upon CCR Title 20 Section 1601 and 1606 and Section 110.1 of the 2019 Building Energy Efficiency Standards.

Space-conditioning equipment selection will be based upon the applicable efficiency requirements listed in Table 110.2-A thru K of the 2019 Building Energy Efficiency Standards.

Water-heating systems and equipment selection will be based upon Sections 110.1 and 110.3 of the 2019 Building Energy Efficiency Standards.

All lighting control selection will be based upon Section 110.9 of the 2019 Building Energy Efficiency Standards.

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.

The State's Renewable Energy Requirements go into effect January 1, 2023. At this time, this project is only for outdoor cultivation, but does include an Ag building which will have energy requirements.

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

The building will be insulated and meet the requirements of Section 110.8 of the 2019 Building Energy Efficiency Standards.

LED lighting will be used throughout the building.

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

If alternative energy sources are to be used, describe those sources and the amount of electricity that will be provided.

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

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

No indoor cultivation is proposed. On-grid power from PG&E with 33% renewable sources will be the baseline and adding their Green-e Renewable Energy higher percentage renewable source mix in the future to meet or exceed the 42% renewable source County requirement.

Purchase of carbon offsets for any portion of power above 58 percent not from renewable sources. It is not planned to purchase carbon offsets at this time.

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. Equipment will be purchased that meets the 2019 Building Energy Efficiency Standards.

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

PG&E billing statement provides detailed information on energy usage and time of use. With this data, we will make monthly adjustments, if necessary, for timing of energy use where applicable.



## FERTILIZER USAGE

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

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

All fertilizer label directions will be complied with.

Fertilizers will be stored in a secure building or shed as shown on the Site Plan.

Any fertilizer spills will be contained and immediately cleaned up.

Only the minimum amount of product necessary will be applied.

Offsite drift will be prevented.

Fertilizer will not be sprayed directly to surface water or allowed to drift to surface water.

Spray will be conducted only when wind is blowing away from surface water bodies.

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

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

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

No parameters are anticipated to be monitored due to the absence of surface waters.

## **FISH AND WILDLIFE PROTECTION**

Intent: To minimize adverse impacts on fish and wildlife.

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

A biological report dated January 16, 2020 was prepared by Weimeyer Ecological Services of Santa Rosa, California and is included as Attachment 3.

## OPERATIONS MANUAL

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

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

### Staff Screening

A staff screening processes consists of review of applications and resumes; verification of age, immigration status, driving record and background check. Upon completion of review and verification, interviews will be scheduled.

### Facility Operating Hours

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

### Carbon Footprint

To minimize or offset the carbon footprint from operational activities, workers will be encouraged to carpool; local workers will be employed whenever feasible; local sources for vendors and supplies will be used whenever possible and most farming activity will be by hand.

### Chemical Usage

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

### Grounds

The ground of the premises controlled by the permittee will be kept in a condition that prevents the contamination of components and cannabis products. The methods for adequate maintenance of the grounds shall include:

The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass so that the premises will not constitute an attractant, breeding place, or harborage for pests.

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

Adequate drainage areas will be maintained in order to prevent contamination by seepage, foot-borne filth, or the breeding of pests due to unsanitary conditions.

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

For more information, refer to Site Management Plan prepared for the SWRCB Order No. 2019-0001-DWQ

Any other information requested by the Director and/or by the Planning Commission will be provided.

## PEST MANAGEMENT

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

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

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

- (1) Comply with all pesticide label directions.

The permittee and/or its operator will obtain Private Applicator Certification through the Lake County Department of Agriculture.

- (2) Store chemicals in a secure building or shed to prevent access by wildlife.

Any chemicals will be stored in the Ag building in a separate locker. Only as needed inventory of pesticides will be maintained on site.

- (3) Contain any chemical leaks and immediately clean up any spills.

Spill kit will be located at the chemical locker in the Ag/vineyard building. Personnel will be trained in proper spill prevention and control, notification and reporting.

- (4) Prevent offsite drift.

Offsite drift will be prevented by following Lake County Department of Agriculture weather application restrictions.

- (5) Do not apply pesticides when pollinators are present.

Pesticides will not be applied unless absolutely necessary and then only in the specific areas required. The General Manager will oversee all pesticide application and ensure no pollinators are present.

- (6) Do not allow drift to flowering plants attractive to pollinators.

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

- (7) Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies.

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

- (8) Do not apply pesticides when they may reach surface water or groundwater.

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

- (9) Only use properly labeled pesticides.

Pesticides will not be applied unless absolutely necessary. The General Manager will oversee all pesticide application. Only specifically approved pesticides by the California Department of Pesticide Regulation will be used.

The use of pesticides shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. There are no springs, creeks, lakes, delineated wetlands, vernal pools on the lot(s) of record or within 100 feet of the lot(s) of record. There are two seasonal streams located on one lot of record that will not be used for cannabis cultivation activities, which are shown on the Site Map.

## SECURITY

Intent: To minimize criminal activity, provide for safe and secure working environments, protect private property, and to prevent damage to the environment. The Applicant will provide adequate security on the premises, as approved by the Sheriff and pursuant to this section, including lighting and alarms, to ensure the safety of persons and to protect the premises from theft.

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

### Physical Barriers

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

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

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

Within each cultivation area, individual licensed cultivation areas will be demarked with 4-foot wooden post fence.

### Security Alarm System

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

### ID and Sign-in/Sign-Out Procedure

An identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors will include a centralized entry point for authorized personnel including seasonal and full-time employees. Authorized personnel will be issued specialized badges that are to be worn at all times and completely visible. Other personnel, such as supplier, vendors, regulators and visitors will be

screened at the check-in desk for valid identification (age check) and assigned an escort. Temporary, color-coded badges will be issued, and a security briefing conducted by on-duty staff. A chronological log will be maintained.

### Visibility and Security Monitoring

The premises will be maintained such that visibility and security monitoring of the premises is possible. Cameras and motion sensor-lights will be installed on the fence line to provide complete coverage of the perimeter. The video and motion detection system will be installed in a secure room with recording equipment.

### Procedures for Investigation of Suspicious Activities

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

### Loss Prevention Program

A loss prevention program will be developed based upon the State's Track-and-Trace procedures. A Compliance/Account manager will be designated for the Track-and-Trace program and attend the CDFA specialized training. The Track-and-Trace program requires the reporting of the disposition of immature and mature cannabis plants. Our Account Manager will be responsible for:

1. Completion of the CDFA training.
2. Designate Track-and-Trace users and be responsible for their training prior to access to the system.
3. Maintain accurate and complete list of Track-and-Trace users allowed to access our system.
4. Correct data errors within 3 calendar days of discovery.
5. Notify CDFA immediately if errors or loss exceed 3 calendar days.
6. Develop contingency back-up for accounting of all required cannabis reporting if CDFA system experiences outage, then update the account within 3 calendar days.
7. Obtain and use (tag) Track-and-Trace Unique Identifiers (UID) for all cannabis starting with seed, seedling or start.
8. Maintain sufficient UID inventory.
9. Follow all Track-and-Trace UID procedures, including material destruction required by CDFA.



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

#### Access Limitation Procedures

Personnel (employees) will be limited to only those areas on the premises necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties. Color-coded badges will be issued as follows (colors to be determined later):

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

#### Diversion Prevention Procedures

All processed product deemed with high potential for inventory diversion will be physically monitored and supervised by a designated manager, which will include the loading and unloading of cannabis for proper transfer or destruction. In addition, the Track-and-Trace account manager(s) will monitor all movement of UID tagged cannabis.

#### Personal Property Protection Procedures

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

#### Emergency Contact

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

A letter will be provided to the list of neighboring parcels within 1,000 feet of the facility and includes the name, phone number, email address of the on-site duty staff and owners to whom notice of problems associated with the operation of the commercial cultivation establishment can be provided. This information will be maintained current and revised letters sent out if changes occur. We will 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.

## Complaint Tracking Program

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

## Perimeter and Access Controls including Fencing Description

The facility will be enclosed by a fence as shown on the Site Map(s).

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

Terminal posts will be set in a concrete footing anchor to prevent leaning under the tension of a stretched fence.

Posts set between the terminal posts shall be set at intervals not to exceed 10 feet with a top horizontal rail between all posts.

The fence will be attached to the posts and top horizontal rail.

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

The cultivation area be screened from public view by using privacy slats in the chain-link fence installed on the Seigler Springs Road facing fence line. In addition, vegetative barriers will be installed within the 100-foot setback to the road.

Wildlife prevention fencing will be installed all other perimeters where public view is not an issue.

## Video Surveillance System and Procedures

The permitted premises will have a complete digital video surveillance system with a minimum camera resolution of 1080 pixels. The video surveillance system will 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.

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

Areas that will be recorded on the video surveillance system include:

1. The perimeter of the cannabis cultivation site.
2. Areas within the cultivation area(s).
3. Areas where cannabis or cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.
4. Areas where cannabis is destroyed.
5. Limited-access areas.
6. Security rooms.
7. Areas containing surveillance-system storage devices.
8. The interior and exterior of all entrances and exits to the cannabis cultivation sites.

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

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

## STORM WATER MANAGEMENT

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

1. Storm water runoff will be managed to protect downstream receiving water bodies from water quality degradation.
2. All cultivation activities will comply with the California State Water Resources Board orders, regulations, and procedures as appropriate.
3. Outdoor cultivation, including any topsoil, pesticide or fertilizers 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.
4. The illicit discharges of irrigation or storm water from the premises, as defined in Title 40 of the CFR Section 122.26, which could result in degradation of water quality of any water body is prohibited.
5. A Site Management Plan and Nitrogen Management Plan based on the requirements of the State Water Resources Control Board orders shall be prepared and provided to the Central Valley Regional Water Quality Control Board.

In addition, the plan includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

Storm water runoff will be periodically monitored by storm water professional.

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

A Site Management Plan will be prepared by a storm water professional in accordance with the SWRCB Order No. WQ 2019-0001-DWQ. The Site Management Plan will include a section that addresses the Lake County Storm Water Management Ordinance.

Describe the proposed grading of the property.

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

Describe the storm water management system.

The Ag/vineyard building will have roof downspouts that direct storm water to natural infiltration areas located north of the building. All other storm water will naturally flow or infiltrate within the natural soil or in the infiltration swales located along Seigler Springs Road N.

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

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

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

Downspouts from the Ag/vineyard building roof will direct runoff to natural infiltration areas located to the north of the building.

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

A Site Management Plan will be prepared by a storm water professional in accordance with the SWRCB Order No. WQ 2019-0001-DWQ and provide details for post-construction BMPs.

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

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

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

## WASTE MANAGEMENT

Intent: To minimize the generation of waste and dispose of such waste properly, to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly.

This section shall include the following components:

### Solid Waste Management

Category	Annual Basis	Peak Operations	Comments	Final Disposition Location
Paper	2	0.5		Lake County Transfer Station and Recycling Center
Glass	0.1	<0.1	Very low volume of this category is anticipated	Lake County Transfer Station and Recycling Center
Metal	1	<0.25		Lake County Transfer Station and Recycling Center
Electronics	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Plastic	3	0.5		Lake County Transfer Station and Recycling Center
Organics	3	3	Organic volume only anticipated during peak season	
Inerts	3	1		Lake County Transfer Station and Recycling Center
HH HZ Waste	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Special Waste	<0.1	<0.05	Very low volume of this category is anticipated	Lake County HAZ-DROP
Mixed residue	12	3		Lake County Transfer Station and Recycling Center

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

Estimate of Amount of Solid Waste Generation (cubic yards)

Note: C&S Waste Solutions/Lake County Waste Solutions services will be used whenever possible.

Describe how the permittee will minimize solid waste generation, including working with vendors to minimize packaging.

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

Describe the waste collection frequency and method.

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

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

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

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

See table above.



### Hazardous waste management

The hazardous waste section shall include a Hazard Analysis.

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

Biological hazards, including microbiological hazards.

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

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

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

Physical hazards, such as stone, glass, metal fragments, hair or insects. The evaluation of the 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 in the absence of preventive controls. The hazard evaluation shall consider the effect of the following on the safety of the finished cannabis product for the intended consumer: sanitation conditions of the manufacturing premises; product formulation process; design, function and condition of the manufacturing facility and its equipment; ingredients and components used in a given cannabis product; operation's transportation and transfer practices; facility's manufacturing and processing procedures; facility's packaging and labeling activities; storage of components and/or the finished cannabis product; intended or reasonably foreseeable use of the finished cannabis product; and any other relevant factors.

#### Potential Physical Hazard Evaluation

Potential Physical Hazards	Comments
Sanitation conditions of the manufacturing premises	No manufacturing to occur at site
Product formulation process	No product formulation to occur at site
Design, function and condition of the manufacturing facility and its equipment	Not applicable
Ingredients and components used in a given cannabis product	Not applicable

Operation's transportation and transfer practices	Seasonal transport and transfer (see note)
Facility's manufacturing and processing procedures	Not applicable
Facility's packaging and labeling activities	No packaging/labeling to occur at site
Storage of components and/or the finished cannabis product	Storage of dried and processed raw cannabis to be stored in secure building
Intended or reasonably foreseeable use of the finished cannabis product	Raw product transferred to off-site facility
Any other relevant factors	None foreseen

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

### Management Plan

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

Identification of all containers and container management.

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

Description of storage locations and chemical segregation procedures.

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

Description of hazardous waste manifest and record keeping protocol.

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

Outline of inspection procedures.

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

Identify emergency spill response procedures.

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

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

Description of staff responsibilities.

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

The environmental compliance manager will ensure all staff is properly trained and provided proper PPE necessary. In addition, inspections, inventory control, supply procurement, waste disposal and manifesting will be the responsibility of the Environmental Compliance manager.

#### Description of the staff training program.

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

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

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

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

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

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

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

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

### Cannabis Vegetative Material Waste Management

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

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

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

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

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

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

Description of solid waste will be disposed.

Solid waste is not expected from cannabis vegetative material.

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

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

### Growing Medium Management

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

Growth medium usage, volume, disposal and measurement per year

Type	Imported soil amendment from local source
Oyster Shell Flour	12,000 lbs per 9 planted acres
Gypsum	10,000 lbs per 9 planted acres
Soft Rock Phosphate	4,000 lbs per 9 planted acres
Disposal, minimization and other information	
Disposed	None anticipated to be disposed unless found to be of poor quality
Minimization	Augmentation to soil for plants grown in native soil; imported soil for potted plants.
Non-organic content	None. See note.
How Disposed	If soil amendments found to be unsuitable, then will be composted and reused on site, if feasible. If found to be of poor quality, then will be disposed at local compost facility.
Soil Generation	Soil amendment will be imported from local source and added to native soil. Composted soil and other vegetation waste compost generated on site will be added to soil as an amendment
Measurement	Soil will be measured by volume, using cubic yard agriculture bins or by weight from source.

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

## WATER RESOURCES

Intent: To minimize adverse impacts on surface and groundwater resources.

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

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

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

Groundwater supply wells are located on adjacent properties. The agriculture water supply well to be used as the water source for this proposed project is located on the adjacent property as shown on the site maps. There is an easement for the agriculture well and that documentation is included in Attachment 4.

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

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

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

No impacts are anticipated on surface and groundwater resources. A water supply pump test was conducted and the results of that study are included in Attachment 5.

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

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

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

The site map shows these features.

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

Topographical map is included as Attachment 6.



## **WATER USE**

The intent is to conserve the County's water resources by minimizing the use of water.

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

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

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

The well is located on the premises or an adjacent parcel (see easement documentation in Attachment 4).

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

The production well will have continuous water level monitor consisting of a commercial datalogger suspended in the well equipped with surface connection to a software program on a laptop computer. The data will be uploaded once week during the growing season and made available to Lake County upon request.

The methodology of the monitoring program is to record daily morning readings of both meters to determine the cannabis cultivation daily water use during the growing season.

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

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

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

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

### Water Use Management Plan

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

The legal source of water is a permitted well located just north of Seigler Springs Road North and a several hundred feet west of the Seigler Springs Road N and Diener Road intersection.

The capacity and performance data for the well is included in Attachment 5.

The legal documentation for the well is included in Attachment 4.

Calculations as to the efficiency of the irrigation system using the methodology of the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7) apply to new construction projects with an aggregate landscape area greater than or equal to 500 ft<sup>2</sup>, rehabilitated landscape projects, existing landscapes and cemeteries. This project does plan to install new landscaping.

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

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

Vineyards and cannabis will be on separate cycles of irrigation as cannabis seasonal growth requires variance in watering while vineyards do not require daily watering.

#### Projected Water Use on Monthly Basis

Source: Irrigation Well	Lake County Average Rainfall (in)	Irrigation (ac-ft)		Domestic (ac-ft)	
		Cannabis	Vineyards	Cannabis	Vineyards
January	6.46	0	0	<0.001	<0.001
February	5.91	0	0	<0.001	<0.001
March	4.53	0	0	<0.001	<0.001
April	1.73	0.5	1	<0.001	<0.001
May	1.14	0.5	1	<0.01	<0.001
June	0.24	1	1.5	<0.01	<0.001

July	0.04	1.5	2	<0.01	<0.01
August	0.12	2.5	2	<0.1	<0.1
September	0.43	2.5	2	<0.1	<0.1
October	1.46	0.5	1	<0.1	<0.001
November	3.5	0	0	<0.001	<0.001
December	5.94	0	0	<0.001	<0.001
Total	31.5	9	10.5	<0.4	<0.3

Note:

Domestic use includes cleaning, washing of hands and other uses. Drinking water will be provided by a separate source.

## **ATTACHMENTS**

## **Attachment 1**

Notification Letter  
and  
Property List for Odor Response Program

Dear Neighbor and Property Owner of APN: \_\_\_\_\_

We are operating a cannabis outdoor cultivation farm located at 10750 Seigler Springs Road N in Kelseyville under Lake County Use Permit No. \_\_\_\_\_ and State Licenses called DiCesare.

It is our goal to be a good neighbor. That starts by reaching out to you, providing out contact information and inviting you meet with us if convenient.

If you have any concerns whatsoever, please contact either Peter or Tom anytime and we will immediately address the issue and provide you feedback and follow-up.

The purpose of this letter is to provide multiple methods to contact to contact us. Please do not hesitate, if there is a concern, with the individuals below 24 hours per day / seven (7) days per week—this includes all holidays.

The designated individuals responsible for responding to odor or other complaints 24 hours per day/seven (7) days a week, including holidays:

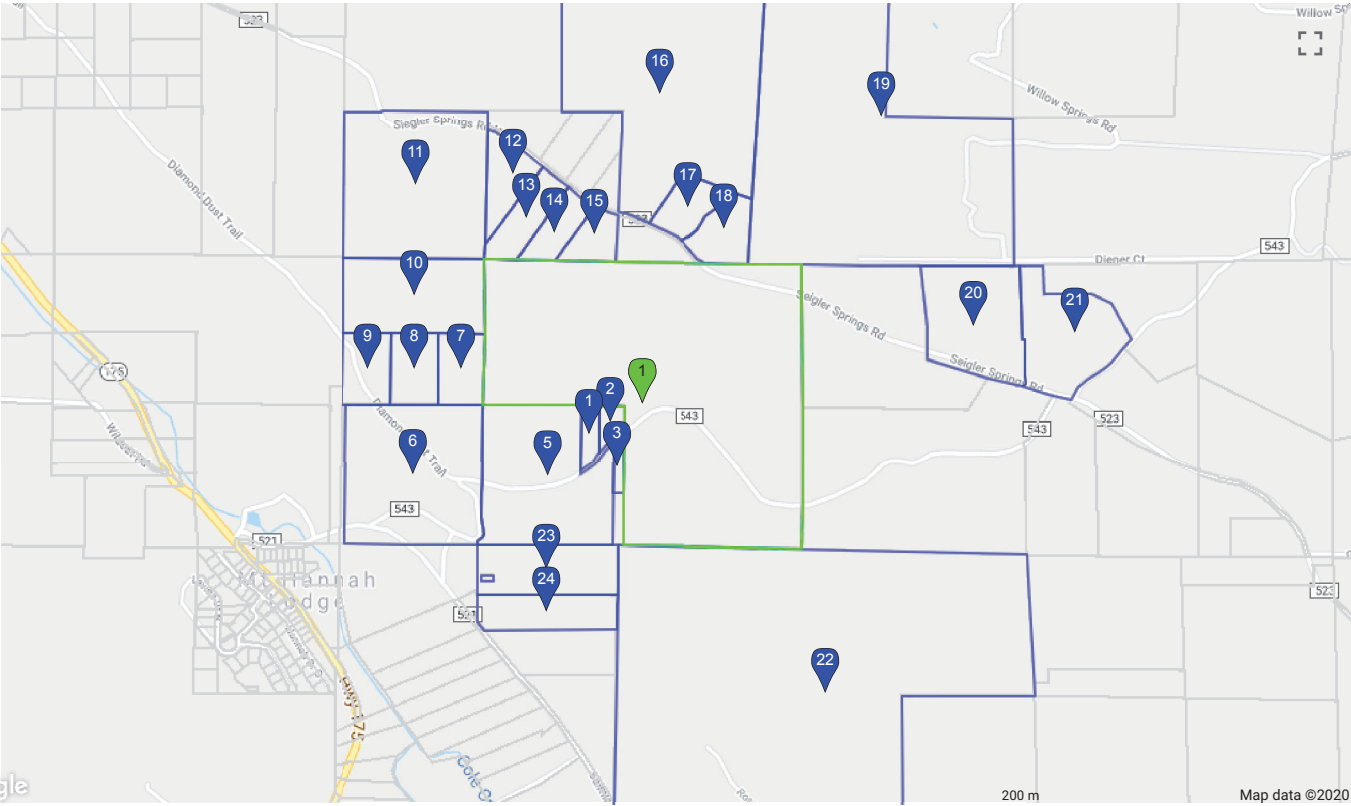
1. **Peter Simon**  
Office Phone: 707-547-2000  
Cell/text: 707-321-1598  
Email: peters@seiglers.com
2. **Tom Larson**  
Cell/Text: 707-280-3726  
Email: tomL@seiglers.com
3. **On-site Duty Manager**  
Cell/Text: TBD  
Email: TBD

Please be sure to provide us your contact information if you would like follow-up.

After a notification is made, we will respond within a 6 to 12-hour window acknowledging your communication and the issue and then will coordinate with our Duty Manager(s)s to investigate the source and take immediate steps to address the issue.

Your neighbors,

DiCesare Owners and Managers





<input checked="" type="checkbox"/>		Co	APN 	Owner	S Street Address	S City State Zip	Ag Preserve	Bedrooms	Bldg/Liv Area	Building Class	Co	Condition	Construction Type	Distance Feet	Distance Miles	Garage Size	Homeowner Exempt.	Land Valu
<input checked="" type="checkbox"/>	1	LAK	115-004-010-000	LARSON THOMAS C & REBECCA TRUSTEE	10417 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451			640		LAK						N	\$1,300,00



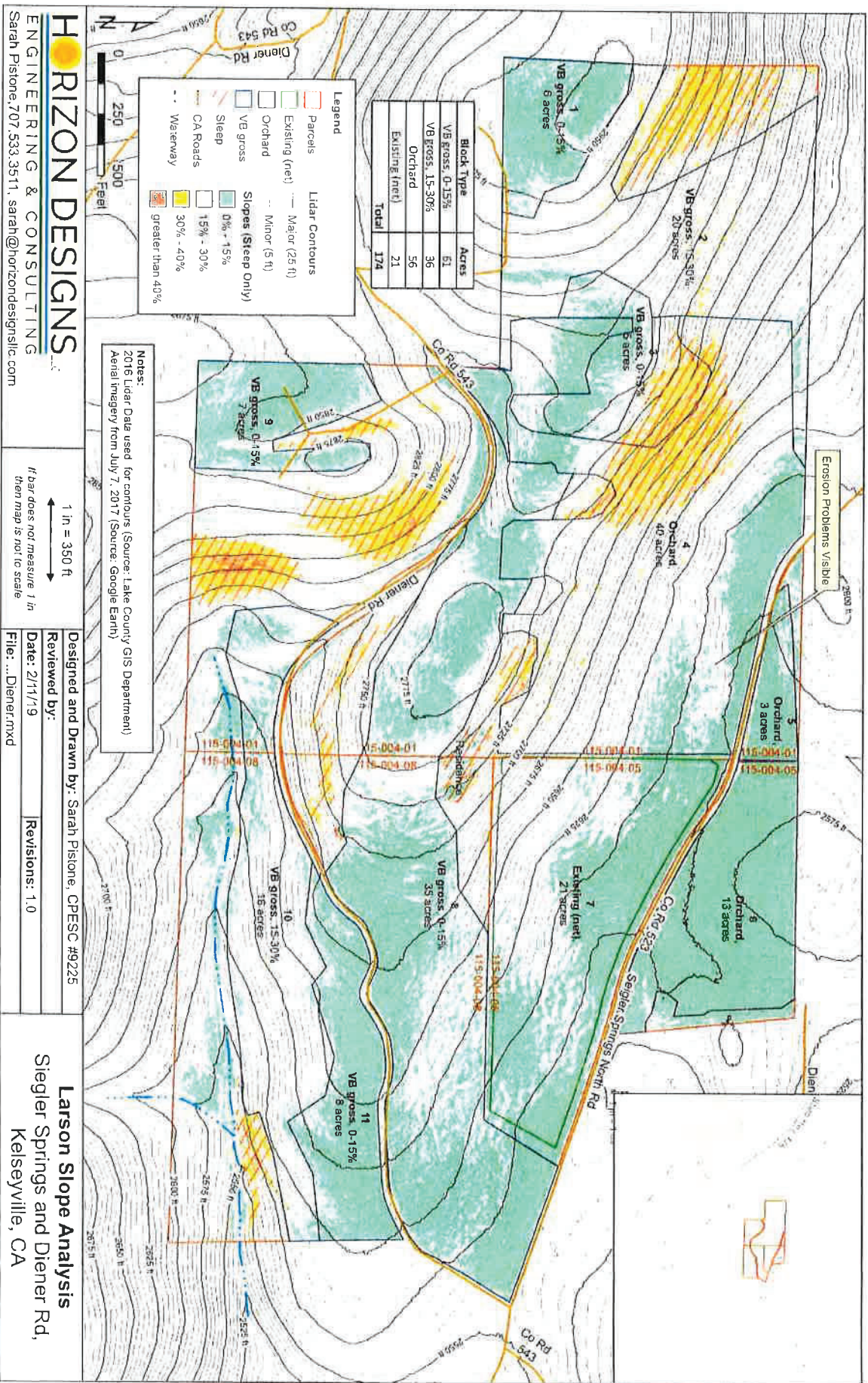


<input checked="" type="checkbox"/>		Co	APN	Owner	S Street Address	S City State Zip	Ag Preserve	Bedrooms	Bldg/Liv Area	Building Class	Co	Condition	Construction Type	Distance Feet	Distance Miles	Garage Size	Homeowner Exempt.	Lan
<input checked="" type="checkbox"/>	1	LAK	114-080-020-000	LAV KOEN	10182 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$55
<input checked="" type="checkbox"/>	2	LAK	114-080-030-000	KOCH GEORGE	10234 DIENER DR	KELSEYVILLE CA 95451		2	1,101	D	LAK						Y	\$94
<input checked="" type="checkbox"/>	3	LAK	114-080-050-000	DICKINSON JULIE R	10243 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$3,7
<input checked="" type="checkbox"/>	4	LAK	115-004-010-000	LARSON THOMAS C & REBECCA TRUSTEE	10417 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451			640		LAK						N	\$1,3
<input checked="" type="checkbox"/>	5	LAK	114-080-010-000	WOOTEN MARIANNE	10050 DIENER DR	KELSEYVILLE CA 95451					LAK						Y	\$10
<input checked="" type="checkbox"/>	6	LAK	115-001-261-000	LONG ADAM	9724 DIENER DR	KELSEYVILLE CA 95451			1,026	D	LAK						N	\$10
<input checked="" type="checkbox"/>	7	LAK	115-001-290-000	GRIFFIN NORVILLE & DOLORES TRUSTEES	9954 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$9,9
<input checked="" type="checkbox"/>	8	LAK	115-001-280-000	MCAFEE TREVOR	9844 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$58
<input checked="" type="checkbox"/>	9	LAK	115-001-270-000	TRIBBY DAYNE & TERAH	9734 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$61
<input checked="" type="checkbox"/>	10	LAK	115-001-210-000	OKADA BARBARA LEE	9864 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$48
<input checked="" type="checkbox"/>	12	LAK	011-047-050-000	COLEMAN JOSEPH	10075 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451-7801					LAK						N	\$11:
<input checked="" type="checkbox"/>	13	LAK	011-047-060-000	COLEMAN JOSEPH EDWARD	10145 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451		2	847	M	LAK					990	N	\$13
<input checked="" type="checkbox"/>	15	LAK	011-047-080-000	LEWIS JOHN A & TERESA	10235 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451-7887		6	3,140	D	LAK						N	\$12
<input checked="" type="checkbox"/>	16	LAK	011-069-440-000	MARSHALL GEORGE D & SHARON C TRUSTEE	10200 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451-7887					LAK						N	\$17
<input checked="" type="checkbox"/>	17	LAK	011-069-460-000	GONSALVES JOSEPH & SUSAN TRUSTEE	10550 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451		3	2,895	D	LAK					851	N	\$88
<input checked="" type="checkbox"/>	19	LAK	011-069-480-000	GOFORTH MATHEW WALKER BARBOUR	10800 DIENER CT	KELSEYVILLE CA 95451		4	2,906	D	LAK						N	\$19

<input checked="" type="checkbox"/>		Co	APN	Owner	S Street Address	S City State Zip	Ag Preserve	Bedrooms	Bldg/Liv Area	Building Class	Co	Condition	Construction Type	Distance Feet	Distance Miles	Garage Size	Homeowner Exempt.	Lan
<input checked="" type="checkbox"/>	<u>20</u>	LAK	115-004-070-000	OGORMAN DANA & JAMES T TRUSTEE	11000 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$94
<input checked="" type="checkbox"/>	<u>23</u>	LAK	115-003-390-000	DIENER PROPERTIES INC	9959 DIENER DR	KELSEYVILLE CA 95451		2	1,710	D	LAK						N	\$18
<input checked="" type="checkbox"/>	<u>11</u>	LAK	011-069-430-000	BARNES MICHAEL	9899 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451-7899			768	D	LAK						N	\$80
<input checked="" type="checkbox"/>	<u>14</u>	LAK	011-047-070-000	COLEMAN JOSEPH	10185 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451					LAK						N	\$56
<input checked="" type="checkbox"/>	<u>18</u>	LAK	011-069-470-000	HENRY SHEILA M	10650 SEIGLER SPRINGS NORTH RD	KELSEYVILLE CA 95451-7876		3	2,802	D	LAK						N	\$73
<input checked="" type="checkbox"/>	<u>21</u>	LAK	115-006-180-000	OGORMAN DANA & JAMES T TRUSTEE	11000 DIENER DR	KELSEYVILLE CA 95451					LAK						N	\$111
<input checked="" type="checkbox"/>	<u>22</u>	LAK	115-005-030-000	KRASNOVSKY SHEPHERD FLORA	9954 SALMINA RD	KELSEYVILLE CA 95451-7852		3	2,732	D	LAK						N	\$48
<input checked="" type="checkbox"/>	<u>24</u>	LAK	115-003-400-000	KIRK ALBERT W III & LAURA	9979 DIENER DR	KELSEYVILLE CA 95451		2	1,459	D	LAK						Y	\$95

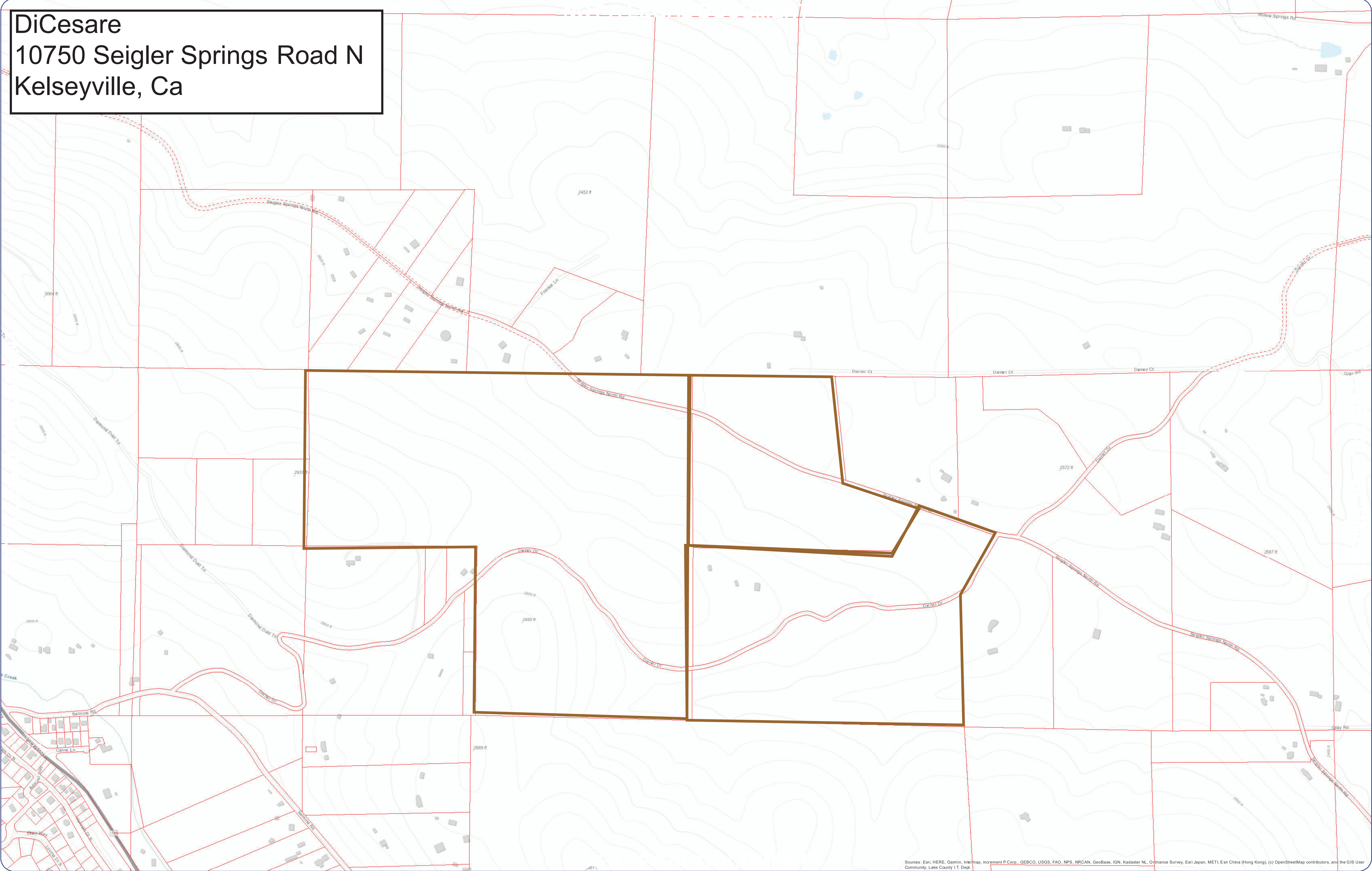
## **Attachment 6**

Topographical Maps





DiCesare  
10750 Seigler Springs Road N  
Kelseyville, Ca



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Lake County I.T. Dept.



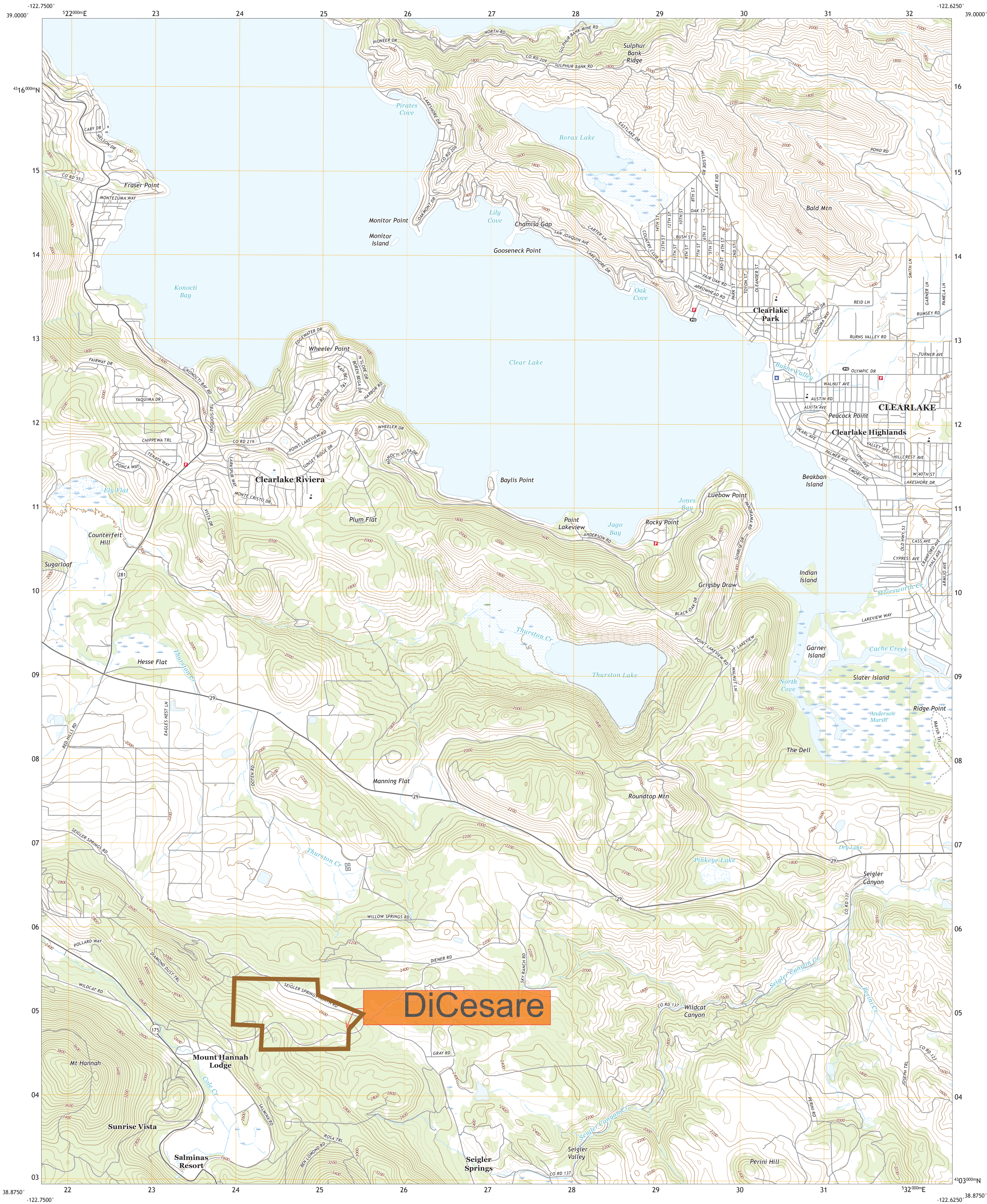




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

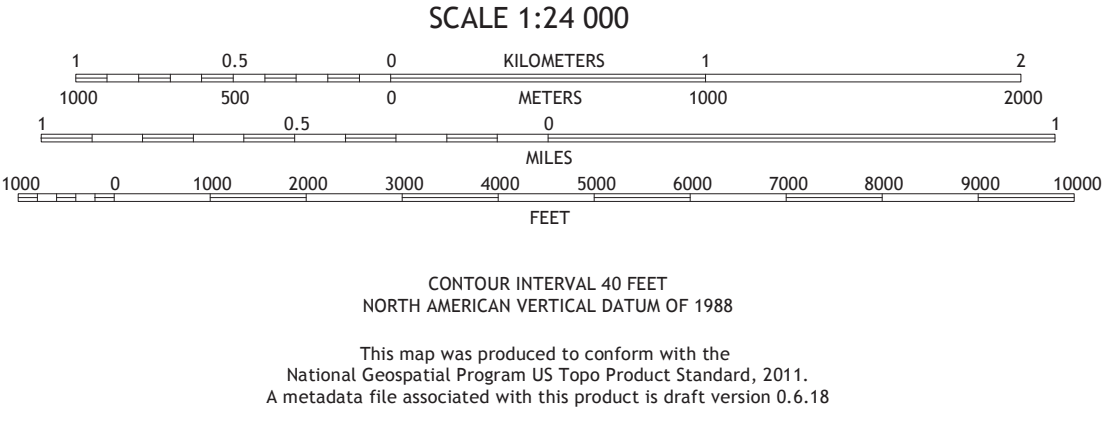
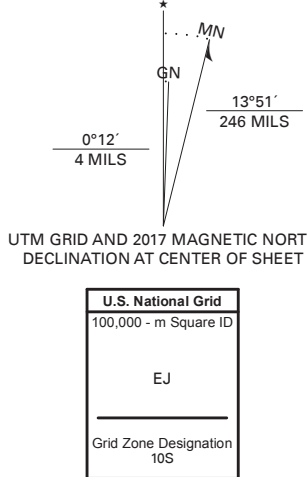


CLEARLAKE HIGHLANDS QUADRANGLE  
CALIFORNIA - LAKE COUNTY  
7.5-MINUTE SERIES



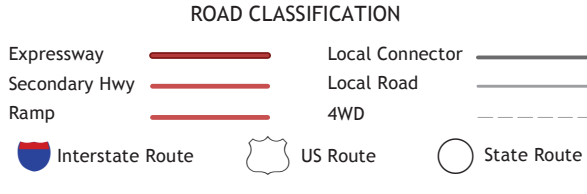
Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83). Projection and  
1:000-meter grid/Universal Transverse Mercator, Zone 10S  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery.....NAP, May 2016 - October 2016  
Roads.....U.S. Census Bureau, 2016  
Names.....GNIS, 1981 - 2018  
Hydrography.....National Hydrography Dataset, 2003 - 2018  
Contours.....National Elevation Dataset, 2017  
Boundaries.....Multiple sources; see metadata file 2016, 2017  
Public Land Survey System.....BLM, 2018  
Wetlands.....FWS National Wetlands Inventory 1972 - 1977



1	2	3
4	5	6
7	8	9

1 Lucerne  
2 Clearlake Oaks  
3 Benmore Canyon  
4 Kelseyville  
5 Lower Lake  
6 The Geysers  
7 Whispering Pines  
8 Middletown



CLEARLAKE HIGHLANDS, CA  
2018









2019-91 LARSON\_TOM CLOSURES.ASC

-----  
Lot name: 1

	North: 3402.7137		East: 21432.6090
Line	Course: S 89-42-25 E	Length: 0.71	
	North: 3402.7101		East: 21433.3190
Line	Course: S 89-42-25 E	Length: 1550.27	
	North: 3394.7808		East: 22983.5688
Line	Course: N 26-55-25 E	Length: 327.11	
	North: 3686.4357		East: 23131.6849
Line	Course: N 26-55-25 E	Length: 58.30	
	North: 3738.4166		East: 23158.0832
Line	Course: N 26-55-25 E	Length: 25.29	
	North: 3760.9655		East: 23169.5346
Line	Course: N 71-42-27 W	Length: 606.72	
	North: 3951.3956		East: 22593.4742
Line	Course: N 01-06-24 W	Length: 26.52	
	North: 3977.9106		East: 22592.9620
Line	Course: N 01-06-24 W	Length: 256.16	
	North: 4234.0228		East: 22588.0146
Line	Course: N 01-10-05 W	Length: 536.42	
	North: 4770.3314		East: 22577.0797
Line	Course: N 89-11-48 W	Length: 1140.92	
	North: 4786.3275		East: 21436.2718
Line	Course: S 00-09-07 W	Length: 1337.80	
	North: 3448.5322		East: 21432.7241
Line	Course: S 00-09-11 W	Length: 45.82	
	North: 3402.7123		East: 21432.6017

Perimeter: 5912.06 Area: 1,822,454.65 sq.ft. 41.83 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0075 Course: S 79-21-38 W  
Error North: -0.00138 East: -0.00734  
Precision 1: 791,341.77