

**WE GROW**  
**PROPERTY MANAGEMENT PLAN**

**Project Location**

16750 Herrington Rd.  
Middletown, CA 95457

**Project Parcels**

Lake County APN's  
Cultivation/ Project Parcel: 013-060-40  
Collocation/Clustering parcels: 013-014-03 & 11

**Project Applicant:**

WeGrow LLC

August 31, 2021

# TABLE OF CONTENTS

<b>Project Description .....</b>	<b>2-4</b>
<b>Supplemental Data for Initial Study .....</b>	<b>5-11</b>
<b>Planting Schedule.....</b>	<b>12</b>
<b>Air Quality .....</b>	<b>13-15</b>
<b>Grounds.....</b>	<b>16-17</b>
<b>Grading and Erosion Control BMP's.....</b>	<b>18-19</b>
<b>Security .....</b>	<b>20-22</b>
<b>Stormwater Management .....</b>	<b>23-25</b>
<b>Water Use.....</b>	<b>26-30</b>
<b>Natural Vegetative Screen .....</b>	<b>32</b>
<b>Drought Management Plan &amp; Hydrology Report.....</b>	<b>33</b>

## **Project Description**

WeGrow is seeking a major use permit to obtain fifteen A-Type 3B “Mixed-Light” Licenses, an A Type 1C Specialty Cottage License and a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 332,160 s.f. of commercial cannabis canopy area, with a total of 387,600 s.f. of cultivation area at 1670 Herrington Rd, Middletown CA on Lake County APN 013-060-40. This project is being proposed with 2 additional contiguous parcels, APNs 013-014-03 & 013-014-11 in order to allow collocation/clustering of permits. No part of the 2 additional properties will be disturbed with the proposed project. Any mention of the project parcel or project property beyond this point will only describe APN 013-060-40. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The greenhouses will be permanent fully enclosed galvanized steel frame structures with clear polycarbonate coverings. The greenhouses are equipped with activated carbon filtration systems, automated black out shades, and will have a maximum of 25 watts per square foot of artificial lighting. The Proposed ancillary facilities include thirty-two 90’ x 120’ greenhouses, two 90’ x 120’ immature plant greenhouses, four 50’ x 100’ processing facilities, two 200 s.f. storage sheds, and twenty 5,000-gallon water storage tanks (one steel or fiber glass for fire suppression). Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the secure proposed 200 ft<sup>2</sup> storage area. The proposed processing buildings will contain cannabis processing activities such as drying, trimming, curing, and packaging. The nearest offsite residence is over 750 feet away from the proposed cultivation area. All areas of the proposed project will be fully out of view from all public view due to the dense vegetation, slope and proposed screening methods.

The current owner of the property is Zarina Otchkova, and the applicant is WeGrow LLC, which is managed by Ms. Otchkova. The total acreage of the all of the parcels is 309.06 acres (154.02 + 103.3 + 51.74) and the parcel is split zoned RL/RR-WW; Rural Land/Rural Residential - Waterway. The parcel is located roughly 1.5 miles west of the intersection of Highway 29 and Spruce Grove Rd in Hidden Valley Lake CA. The parcel lies within Crazy Creek- Putah Creek Watershed (HUC10). There is an unnamed perennial Class III watercourse indicated on the NHD map layer utilized by California resource agencies via CNDDDB and the Federal NWI map layer, which flows across the southeastern corner of the Project property. The biological report also identified a creek and a potential wetland on the northeastern corner of the parcel. The cannabis cultivation area will be setback a minimum of 100 feet from the top of the bank of any bodies of water. There are no other surface water bodies on the Project property. There will be no surface water diversions or water crossings with this project.

WeGrow plans to be fully organic with their supplements of both dry and liquid fertilizers. The proposed pesticides that will be used for this cultivation project at this time is Lost Coast Plant Therapy which includes only organic ingredients that are all on the approved list of ingredients through CDFA. Only ingredients approved by CDFA will be used for this cultivation project. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. They will be stored separately in the secure storage shed, in their original containers and used as directed by the manufacturer. All pesticides/fertilizers will be mixed/prepared on

an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). Water soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the processing facilities.

The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. There are two existing wells in the center of the property that will be the only proposed sources of irrigation for the cultivation. Water use is projected to be approximately 4,713,410 gallons per year (please see Water Use Section for methodology). The cultivation area is nearly completely flat with little to no slope, meaning rainwater runoff will not be a huge concern. Straw wattles are proposed around the southeastern portion of the cultivation area to filter potential sediment from stormwater as it moves on to the property's seasonal drainages to the east. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the property.

A Biological Assessment for the property was completed on March 1, 2020, prepared Pinecrest Environmental Consulting Inc. Due to the first assessment not being completed in season and the project layout changing another biological survey was conducted by Emerald Triangle Associates on April 13, 2021, during the flowering season. A thirds biological survey was conducted by Emerald Triangle on July 24, 2021, with the report dated 8/19/21. The results of all 3 studies yielded that no sensitive biological resources were identified to be impacted. However, the mitigations requested by the biologist were that any trees greater than 5" DBH be replaced at a 3:1 ratio. Emerald Triangle Associates prepared a Tree Removal and Replacement Plan which is outlined in both the second and third biological reports document as well.

A Cultural Resource Evaluation for the parcel was completed on February 28, 2020, prepared by Dr. John Parker, RPA. No significant historic/prehistoric sites were discovered during the field inspection. Based on the field evaluation by Dr. Parker, it was recommended that the proposed project be approved as planned. WeGrow is aware that if any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing tribe shall be notified and a qualified archeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered. All human remains will be treated in accordance with Public Resources Code Section 5097.98.

WeGrow's site will require a high amount of electricity as they will be cultivating 332,160 s.f. of mixed light canopy in greenhouses with a maximum of 25 watts per square foot. As mixed light

allows up to 25 watts per square foot of canopy area, WeGrow is requesting an AMP upgrade to meet that maximum. The canopy area is 332,160 s.f., which at 25 watts per square foot is equal to just over 30,000 AMP's. All electricity needed for the project will be supplied from PG&E through the existing connection but will require an electrical upgrade. The proposed project is proposing a backup generator to be used solely in emergency situations when electricity cannot be supplied by PG&E. All organic waste will be placed in the designated composting area within the cultivation area. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill.

At this time WeGrow LLC is currently being operated and managed by Zarina Otchkova, who is also the property owner. Ms. Otchkova does not currently have employees, but all future employees will undergo a background check by the Lake County Sheriff's Department before starting employment and be a United States citizen or eligible for employment within the US. The projects core business hours of operation will take place between 8am-6pm with deliveries and pickups restricted to 9am-7pm Monday through Saturday and Sunday from 12pm-5pm. Pickups and deliveries are strictly commercially related (soil, equipment/materials, cannabis product, etc.). The Community Liaison/Emergency Contact is Ms. Otchkova, who will be available to contact 24 hours a day, seven days a week, including holidays.

The Project Property is currently accessed by a private gravel driveway off Herington Road. The existing access driveway on the property leads to the center of the property where the cultivation area is proposed. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it and have 31 parking stalls (two ADA) as well as hammerhead turnaround in front of the cultivation area that will be 20' wide and 60' in length. A gate will be installed with an entrance of at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever WeGrow personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved WeGrow managerial staff and emergency service providers are able to unlock the gates on the Project Property. The cultivation area fence will be an 8 ft tall chain link fence with a privacy mesh screen and mounted with security cameras. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings.

As WeGrow is applying for a Type-13 Self-Transport Distribution license, there will be a dedicated loading zone in the parking lot adjacent to the processing facility. WeGrow will utilize unmarked transport vans to transport product off premises and will be in compliance with all California Cannabis Track and Trace requirements throughout the distribution process.

## **Supplemental Data for Initial Study**

**\*Please Note-** a CEQA Initial Study in the Lake County template will be provided with the project in a Microsoft Word Document through FileTransfer and can be emailed directly to the project planner.

### **Description of project and its operational characteristics**

**Type of Business:** *Commercial Cannabis Cultivation*

**Product or service provided:** *Cannabis*

**Hours of Operation:** *8am to 6pm*

**Number of shifts:** *2 shifts, 3 shifts at peak. Employees vary throughout the cultivation season*

**Number of employees per shift:** *Roughly 20 employees are estimated.*

**Number of deliveries per day:** *Max 1 (Commercial only)*

**Number of pick-ups per day:** *Max 1 (Commercial only)*

**Lot Size:** *309 acres*

**Number and type of company vehicles:** *3, likely pickup trucks*

**Type of loading facilities:** *There will be a designated open loading zone in the front entrance of the cultivation site/ processing facility.*

**Floor area of existing structures:** *Existing Ag building on site which will not be utilized for the proposed cannabis project.*

**Proposed building floor area:** *thirty-two 90' x 120' greenhouses, two 90' x 120' immature plant greenhouses, four 50' x 100' processing facilities, two 200 s.f. storage sheds. Total Proposed = 387,600 s.f.*

**Number of parking spaces:** *31 parking (two ADA) parking spots proposed.*

**Number of floors:** *1*

**Additional Relevant Information:** *No structures will be built until final approval.*

## Description of Site Prep/Construction Activities

- **When do you anticipate starting construction?**

*As soon as the Use Permit is approved and building permits are finalized. Roughly assuming the end of 2021, or earlier depending upon approval of Use Permit.*

- **How long will construction take?**

*Approximately 7-10 weeks.*

- **What days/times will construction occur?**

*9am to 6pm, Monday through Saturday.*

- **What type of construction equipment will be used?**

*Truck, hand tools, general construction equipment.*

- **What many truck vehicle trips will be necessary for construction?**

*Approximately 130 to 160.*

- **Will equipment be idling during construction?**

*All equipment will be shut off when not in use.*

- **Where will construction equipment be staged/stored?**

*On existing driveway/parking lot, in existing garage or work areas*

- **Will any trees or vegetation be removed? If yes, please provide type and amounts.**

*Low lying dense vegetation and roughly 100 trees will be removed in accordance with the biological reports and tree mitigation plan.*

- **How much grading is anticipated to occur and where?**

*Grading required for each greenhouse will be covered under the engineered building permit applications. Grading is to only occur in the structure locations as all roadways can be upgraded without any grading.*

- **Will soil be imported or exported to/from the site? If so where and what amount?**

*Pre-Soiled pots will need to be imported due to the planting method being in above ground pots. The source nor amount has yet to be determined at this time.*

- **Is trenching required? If yes, please provide location, dimensions and cubic yards.**

*Additional trenching for this project is not needed as the wells are existing.*

- **How much water will be used for construction, operation and maintenance? What is the water source?**

*Please See water section for methodology and amount of water use*

Other questions and information needed for the Initial Study.

- **Describe how scenic views or vistas are impacted by the cultivation site.**

*Views will not be impacted as the cultivation area cannot be seen from any public view. Due to the topography of the site, and dense vegetation around the cultivation perimeter no portion of the site is visible. The entire cultivation area will be surrounded by a 8' tall wire with privacy mesh. Additionally, a natural vegetative screen to grow a minimum of 20' tall is proposed around the north end of the cultivation area to further protect views.*

- **What lighting is proposed for the project? Will areas be lit at night?**

*Lighting is proposed along the front access gate, parking area, front of the processing facility, and surrounding the cultivation area. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky. The greenhouses are fully enclosed structures and equipped with automated black out shades which follow the dark sky regulations.*

- **Are there existing agricultural uses on-site besides cannabis? Will they be removed?**

*At one point in time a few years ago there was, however, there are there are none existing currently. The site was previously disturbed by horse grazing and agricultural land management.*

- **Will the project result in the loss of forest land? If so, describe how many acres and what type of trees.**



*There are no identified “Forest Lands” or provisions of conservation habitat within the project area. Trees and low-lying shrubs will be removed in accordance with the biological reports and tree removal plan.*

- **How will dust, ash, smoke, fumes, or odors generated by the cultivation site be managed?**

*Dust Management: watering or placing seed/mulch/gravel on bare soil. All roadways will be upgraded to meet 4290 compliance which does not allow for dirt roads.*

*Odor Management: Fully enclosed permanent greenhouses, activated carbon filters, independent ventilation systems in all structures, maintaining native vegetation surrounding the cultivation area, and distance from occupied parcels.*

- **Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in them or near them?**

*There are 3 Class III Intermittent Watercourse (Unnamed) that on the eastern portion of the property away from the cultivation area. A minimum of 100-foot setbacks will be maintained from all waterways.*

- **Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.**

*No vegetation will need to be removed near waterways. The project is a minimum of 100 feet from waterways and protects riparian areas.*

- **Describe any site or buildings that have archaeological or historical significance.**

*There is 1 site of archaeological or historical significance not near the proposed cultivation. Please see attached cultural report for any further details.*

- **What are the slopes of the cultivation site?**

*The cultivation area is nearly entirely flat, with a maximum of 3% slope in some cultivation areas.*

- **Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.**

*This soil is moderately well-drained soil with low frequency of flooding/ponding and a low runoff class.*

- **Describe methods to be taken to reduce greenhouse gases.**

*Using limited amount of equipment that produce any emissions such as generators, which are solely identified for this project as a backup source of energy in case of emergency. Offset any limited emissions by growth of the Cannabis Canopy and recycled organic material.*

- **Will solid waste be produced? If yes, how will it be disposed of?**

*Some solid waste will be produced, and will be disposed of at the Lake County Integrated Waste Management facility closest to the proposed project (Eastlake Landfill)*

- **Will hazardous waste be produced? If yes, how will it be disposed of?**

*No hazardous waste will be produced from this project.*

- **How will vegetative waste be managed?**

*Vegetative waste will be composted within the cultivation area and recycled back into the growth medium.*

- **How will growth medium waste be managed?**

*Will be mixed within the composting area to be recycled and further used in the following grow.*

- **Will any material be taken to a landfill? If yes, which one and how much material is anticipated?**

*Solid waste materials consistent with regular business waste will be taken to the Eastlake Landfill.*

- **Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.**

*Existing drainage pattern flows generally from the northwest to the southeast. There will be no alterations specifically proposed and due to the low slope of the land, the proposed project will not significantly change any existing drainage patterns.*

- **What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?**

*Native vegetation will be maintained within the 100 ft setbacks from all watercourses that front the watercourses. Straw wattles will also be implemented on the southern & eastern portions of the cultivation area to provide an additional buffer between the creek and the grow site.*

- **Is wastewater treatment required for the project? If yes, what is the source?**

*Wastewater treatment will be through the building permits for the proposed processing facilities. The restrooms will be ADA standard bathrooms.*

- **Describe how this project is consistent with the County's General Plan and Zoning Ordinance.**

The proposed project meets all goals 1, 2 and 6 of the Lake County General Plan as well as the Middletown Area Plan Conformance Objectives 5.1.1, and 5.1.5. The project has been created in conformance with every requirement under the Zoning Ordinance Article 27.

- **Describe the level and frequency of noise or vibration that will be generated from this project.**

*Short-term increases in ambient noise levels to uncomfortable levels could be expected during the construction of the processing facility as well as deliveries (commercial). The hours of construction and deliveries will be limited to standard business hours.*

- **Describe what measures have been taken to maintain or improve the level of service for the appropriate fire district and CalFire.**

*Maintaining the land surrounding the cultivation area can help reduce the fuel load for fires. Clearing of the dense brush vegetation that is extremely flammable greatly reduced fuel load. 20 5,000 gallon water tanks are proposed which can be utilized for fire prevention in the area. The project site will meet all CalFire roadway compliance which will allow emergency services to gather safely and easily on the property.*

- **How is this site accessed?**

*The parcel is currently accessed from private driveway off of Herrington Rd.*

- **Describe the amount of traffic the project will generate?**

*Daily employee trips are anticipated to be around 40-80 trips, however the access roadway from highway 29 through Herrington Road is well maintained that the additional traffic will not decrease roadway conditions. A traffic study has identified that roadways leading up to Herrington Rd can accommodate up to 1,000 trips per day, and that the proposed increase would not warrant for any improvements.*

- **Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions)**

*Access will be improved by applying a 6-inch layer of crushed rock/gravel at 20 ft for Herrington Road and the private driveway on the property.*

- **Describe if this project will result in increased traffic hazards to motor vehicles, bicyclists, or pedestrians?**

*This project will not result in traffic hazards as it is a private road off of a county-maintained road. The traffic study identified that there have been no reported traffic accidents within the Subdivision and Tinilyn Rd and Spruce Grove Rd.*

- **Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?**

*Thirty-two 90' x 120' greenhouses, two 90' x 120' immature plant greenhouses, four 50' x 100' processing facilities, two 200 s.f. storage shed.*

#### **What sources of energy will be used?**

*The project will be using on grid energy from PG&E and utilizing solar for any energy usage that cannot be provided by PG&E until upgrades occur. An electrical upgrade will be required and requested with the greenhouse building permits. As mixed light allows up to 25 watts per square foot of canopy area, WeGrow is requesting an AMP upgrade to meet that maximum. The canopy area is 332,160 s.f., which at 25 watts per square foot is equal to just over 30,000 AMP's.*

*PG&E electrical upgrades can take time and therefore the greenhouses will be built to accommodate the energy usage capable onsite at any given time. Mixed-light cultivation allows **up to** 25 watts per square foot, but it does require that much use. If additional energy is required while a PG&E upgrade is still in process, Solar will be proposed if needed or ultimately fewer watts per square foot will be used as cultivation can still occur without any lighting.*

# Planting Schedule

## **Purpose**

The Planting Schedule is intended to portray the time of year and how much mature cannabis cultivation will occur at a single given moment in the project's life. Due to the nature of the cannabis licensing processing time being highly variable all the timings estimated below are fully contingent on the processing time of the project. The timing and planting schedules listed below are estimated to the best of the applicant's ability, however, will be changed to accommodate Realtime circumstances. Seeing as the timing can change the following should be used as a rough time frame.

## **A. Post Permit Approval Cultivation Phase\***

Once the Permit is fully approved, WeGrow will apply for the building permits for the thirty-two 90' x 120' greenhouses, two 90' x 120' immature plant greenhouses and the four 50' x 100' processing facilities. Assuming the permit is approved after November 2021, cultivation for the 332,160 s.f. mixed-light area will take place year-round inside of the greenhouses. All growing methods are proposed above ground in hardware cloth smart pots. Please See Sheet 1 of the attached site plans for details of the area of cultivation.

\*Due to the uncertainty of the project approval timeline, construction of the structures will be heavily dependent on processing time of the application and review of the building permits. There may be anticipated delays due to the many hindering circumstances present in construction and processing times. Additionally, since PG&E upgrades do take time, greenhouse buildout will be dependent on the capacity of PG&E's upgrade time. As previously stated, this cultivation is mixed-light cultivation to allow **up to** 25 watts per square foot but does not require lighting to that capacity for cultivation to occur.

# Air Quality Management Plan

## **Purpose**

The Air Quality Management Plan is intended to maintain the high-quality air in Lake County by managing the emissions of activities associated with commercial cannabis as well as manage the off-site drift of odors. Information in this section will be pertinent to meeting the standards of Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance, which protects the health, safety, and welfare of the county and its residents. This Air Quality Management Plan will detail the mitigation techniques used to lessen or remove the negative externalities, in relation to odor and air quality, that stem from this commercial cannabis cultivation project. Additionally, sources of emissions and odors will be described, and the agent to contact for any air quality or odor problems will be provided at the conclusion of this section.

## **A. Project Contact and Community Liaison**

The Community Liaison/Emergency Contact for WeGrow's cultivation operation is Ms. Zarina Otchkova. Ms. Otchkova's cell phone number is (602) 809-0909 and the company email address is WeGrowLLC@yahoo.com. Any residences within 1,000 feet of the property boundaries will all receive notification of the proposed project which outlines the direct contact information for the project manager. The Community Liaison/Emergency Contact will be responsible for responding to or employing someone to respond to all odor complaints 24 hours a day, seven days a week, including holidays. It is highly encouraged that neighboring residents contact the above Community Liaison/Emergency Contact to resolve any operating problems before reaching out to any County Officials/Staff.

When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to eliminate the odor as soon as possible. The first step will be to determine the source of the odor from which the complaint was received (cultivation area, processing facility, or other). Then the best mitigation method will be implemented dependent on the source. Some of the mitigation methods include windscreens, upgrading odor control filtration systems/ventilation system, or even installing additional odor control equipment.

## **B. Emission Sources**

The following sources are anticipated to be the most significant emitters of odor, air pollutants, and particles from the proposed cultivation operation. However, no single source or combined sources are anticipated to be harmful or detrimental to neighboring residences or the community of Lake County.

Gasoline Powered Generator: WeGrow's proposed cannabis cultivation operation will be connected to the electricity through PG&E. The proposed project is proposing a backup

generator to be used only in emergency situations when electricity cannot be supplied by PG&E.

**Gasoline and Diesel-Powered Equipment:** The proposed cultivation operation will generate small amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.), and from vehicular traffic associated with staff commuting. The generation of carbon dioxide is partially offset by the cultivation of plants, which remove carbon dioxide in the air for photosynthesis.

**Fugitive Dust:** The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Fugitive dust may also be generated temporarily during the construction period. Fugitive dust will be greatly reduced and almost nonexistent once the roadways have been upgraded to meet 4290 compliance which is required prior to the finalizing of the structures.

**Odors:** Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. Due to all proposed structures being permanent and fully enclosed (including greenhouses), minimal to no odor will be able to drift to surrounding properties. Each greenhouse and processing facility is equipped with a ventilation system and activated carbon filters which are extremely effective in trapping any odors escaping from the facilities. Additionally, the distance between the closest greenhouse and nearest residence is over 900' away. There are no other properties within 1000' from any greenhouse or processing facility. Lastly all vegetation surrounding the cultivation area will be maintained and a natural vegetative screen is proposed which will further mitigate any potential odor.

#### Erosion Control Measures during grading and construction:

- Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by not storing soil stockpiles. Also, the existing dirt access road will be layered with 6" gravel/crushed rock prior to any construction to mitigate any air quality impacts from dust/debris.

- Hazardous spills:

All purchased products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufacturer's original containers/packaging. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure 200 ft<sup>2</sup> storage area. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be within the processing facilities. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facilities. Spill containment and cleanup equipment will be maintained within the secure Processing Facilities as well. All employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of

any products will take place on gravel and within a secondary containment to reduce chances of spill.

- Wildfire prevention will be achieved by maintaining the project grounds. The entire vegetative area surrounding the cultivation area will be well trimmed in order to reduce fire fuel load. Twenty 5,000 gallon water tanks are proposed which can be utilized for fire prevention in the area. The project site will meet all CalFire roadway compliance which will allow emergency services to gather safely and easily on the property.
- Noise during grading and construction will be inevitable however all construction will only take place during regular business hours: Monday through Saturday: 9:00 a.m. - 7:00 p.m. and Sunday: 12:00 p.m. - 5:00 p.m. Also, no idling will occur, and all equipment will be turned off when not in use.

### **C. Mitigation Measures, Monitoring, and Maintenance**

To help reduce odor impacts from this project, native vegetation will be maintained around the property to try masking off-site odor drift. The processing facility, which will be holding flowered cannabis plants, will have fans and carbon filters/air scrubbers installed to prevent odors from leaving the premises during all processing phases. The fully enclosed greenhouses will also be equipped with filters to further mitigate any odors during peak grow times.

All air filtration and odor mitigation equipment will be inspected every other month by a WeGrow supervisor to ensure each one is running as efficiently as possible. All carbon filters/air scrubbers will be replaced per the manufacturer's warranty. WeGrow supervisory staff will log and maintain accurate records of the replacement/repairs to any odor mitigation system and retain records for at least three years. Annually the managerial staff will review all documentation pertaining to the performance of the equipment to determine if there are any ways to further improve odor mitigations.

At this time there is no proposed demolition or renovations of any building, however if proposed a Certified Asbestos Consultant will be contacted for inspections.



# Grounds

## **Purpose**

The Grounds section is intended to ensure that the project property is well maintained in order to prevent the buildup of pests and bacteria, eliminating the chance that potential problems could arise and create health problems or contaminate the environment. Information in this section will be pertinent to meeting the standards of Finding 1 in Section 51.4 (a) of the Lake County Zoning Ordinance, which protects the health, safety, and welfare of the county and its residents. The Grounds section will outline the proper storage and maintenance procedures implemented in conjunction with this project, keeping the premises clean and preventing any potential contamination that could stem from the equipment or substances used.

## **A. Storage Procedures**

All chemicals and substances that are potentially hazardous or could create problems with contamination will be stored a minimum of 100 feet from all designated surface water areas, including the Class III intermittent streams found on the property. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure storage area. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the Processing Facilities. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the Processing Facilities. Spill containment and cleanup equipment will also be maintained within the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation. All additional equipment will be stored within the processing facility.

## **B. Site Maintenance**

Trash and recycling receptacles will be provided for anyone on-site to properly dispose of waste. The designated grounds manager will visually sweep the parcel and collect any waste that was not properly disposed of at the end of each day. During this daily property check, all areas of vegetation will be inspected to ensure they are not overgrown, and all access roads and parking areas will be inspected to ensure they are in good order. The necessary equipment to maintain the property to the county ordinance standards will be on hand, stored in the processing facility. Isopropyl alcohol will be kept on-site in the processing facility to ensure proper sanitation after equipment use and to maintain cleanliness within the on-site facilities. The processing facility will include ADA standard restrooms available for all employees.

#### **A. Calfire 4290 and 4291 SRA requirements**

All requirements below are proposed to be met with this project and will be confirmed with the required Community Development- Building Division inspection prior to the project being deemed complete.

- Property line setbacks for structures shall be a minimum of 30 feet.
- Per NFPA 1142 water storage tanks for commercial use will be steel or fiberglass (not plastic). At this time the applicant is getting quotes on which material will be cheaper but will only purchase either steel or fiberglass water tanks.
- Roadway for this commercial use shall consist of 20 ft. wide gravel roadway
- All weather roadway surfaces engineered for 75,000 lb. vehicles is the minimum (including bridges). All weather roadway surfaces do not have standing or flowing water that vehicles must travel through.
- The maximum roadway slope for any road is 16%.
- Gate width is 14 foot minimum and Gate setbacks are a minimum of 30 feet from a road.
- Parking allows for a turnaround/hammerhead T, or similar.
- Minimum fuel reduction of 100 feet of defensible space. Additionally, 300 feet of defensible space will be used for any structure that stores hazardous, flammable or dangerous items.

# Grading and Erosion Control BMP's

## **Purpose**

The Purpose of this Grading and Erosion Control BMP's are to highlight all the practices that will take place pre and post construction for this project. Then goal of this section is to outline all environmental areas that could be impacted, and how each will be mitigated. The section is broken down into preconstruction, during construction, and post construction that will take place for life of the project. All of the BMP's below are taken from the California Stormwater Quality Association BMP Handbook, The California State Water Quality Control Board BMP's, and the Lake County Water Resources Construction & Development BMPs.

## **A. Grading**

WeGrow does not propose to do any grading prior to the building permits being submitted. All structures will be submitted with California certified engineered plans. The imported material will be crushed rock/gravel at a depth of 6 inches to apply to the access roadway in order to meet 4290 regulation standards.

## **B. Pre-Construction BMP's**

The activities listed below will be implemented prior to any form of the project beginning. Once the project is deemed complete and no further changes/clarifications are needed by the CDD, the applicant will begin to prepare these erosion control measures around the outlined cultivation areas, beginning with the upgrades to the roadway.

- Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy. Prior to any vehicular traffic related to the cultivation, 6" gravel/crushed rock will be freshly layered onto the roadway to mitigate any air quality impacts from dust/debris.
- Wildfire prevention will be achieved by maintaining the project grounds. The entire vegetative area surrounding the cultivation area will be well trimmed in order to reduce fire fuel load. The removal of the dense shrub layer in the proposed cultivation area will greatly reduce fuel load and is the recommended area for cultivation from the biological report. All gasoline and diesel-powered equipment will only be used by trained personnel and will be turned off and stored indoors when not in use.
- Straw wattles will be placed around the southern and eastern borders of the cultivation area in order to prevent sediment runoff and erosion into natural drainages.

### **C. During Construction BMP's**

The BMP's listed below will be implemented by the management team overseeing the construction.

- Vehicles will not be left staging/idling
- Vehicles will only be parked on the existing roadway/driveway or on areas that will be further developed as part of the project.
- Petroleum products will be stored under cover and in State of California-approved containers within a secondary containment inside of the storage area in order to prevent any spills.
- A native grass seed mixture and certified weed-free straw mulch will be applied to all areas that are exposed due to the construction.
- All solid waste generated from construction will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility.

### **D. Post Construction BMP's (maintained for life of project)**

All BMP's listed here will be implemented yearly prior to the November 15th (or the beginning of the raining season).

- In order to protect against hazardous spills:
  - All purchased products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufactures original containers/packaging. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure storage area. Petroleum products are stored under cover and in State of California-approved containers with secondary containment. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facilities. Spill containment and cleanup equipment will be maintained within the secure Processing Facilities as well. All employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products will take place on gravel and within a secondary containment to reduce chances of spill.
- Straw wattles will remain around the southern and eastern portion of the cultivation area and maintained/exchanged as needed each year in order to prevent sediment runoff.
- Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of exposed soil.
- All solid waste that cannot be composted, will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season.

# Security Management Plan

## **Purpose**

The purpose of this Security Management Plan (SMP) is to minimize criminal activity, provide for safe and secure working environments, protect private property and prevent damage to the environment. This SMP includes a description of the security measures that will be implemented at the proposed cultivation operation to provide adequate security on the premises as approved by the Lake County Sheriff. The three main goals of the security plan are to prevent access to the cultivation site by unauthorized personnel, protect the physical safety of employees, and prevent theft/loss of cannabis products. This SMP is also created to be compliant with emergency regulations for CDFA's CalCannabis Licensing program and the California Department of Public Health for cannabis businesses.

## **A. Secured Entry and Access**

The Project Property is currently accessed by a private gravel driveway off Herington Road. The existing access driveway on the property leads to the center of the property where the cultivation area is proposed. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it and have 31 parking stalls (two ADA) as well as hammerhead turnaround in front of the cultivation area that will be 20' wide and 60' in length. A gate will be installed with an entrance of at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever WeGrow personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved WeGrow managerial staff and emergency service providers are able to unlock the gates on the Project Property. The cultivation area fence will be an 8 ft tall chain link fence with a privacy mesh screen and mounted with security cameras. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings.

A 100-foot defensible space of vegetation will be established around the proposed cultivation operation for fire protection and to provide for clear visibility for security monitoring. A Motion-sensing alarm will be installed at the main gate entrance to alert staff when someone/something has entered onto the premises. Motion-sensing security lights will be installed on all external corners of the proposed cultivation area(s), and at the main entrance to the Project Parcel. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Staff are instructed to notify the WeGrow supervisor on duty immediately if/when suspicious activity is detected. The WeGrow supervisor will investigate the suspicious activity for potential threats, issues, or concerns and will contact the Lake County Sheriff's Office immediately if/when a threat is detected. If the active supervisor on duty is not a manager, the WeGrow managerial staff will be contacted immediately following the contact of the Lake County Sheriff's Office.

If a visitor arrives at the proposed cultivation operation via the main entrance during core operating hours, they will be greeted by a member of the projects staff. The staff member will verify the visitor's identification and escort the visitor to the appropriate area for their visit. No visitors will ever be left unattended.

#### **B. Theft Prevention**

All WeGrow staff are required to undergo a criminal background check. Visitors and staff are required to sign-in and sign-out each day and note the areas/tasks in which they worked that day. Staff are required to store personal items in the onsite break room located in the Processing Facilities. WeGrow will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All staff members will be trained in the procedures of the CCTT system, and any cannabis movement will be reported through the CCTT system. At least two members of the WeGrow managerial staff will be designated to supervise all tasks with high potential for diversion/theft and will document which staff member took part in each of the roles. In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

#### **C. Community Liaison and Emergency Contact**

The Community Liaison/Emergency Contact for WeGrow's cultivation operation is Ms. Zarina Otchkova. Ms. Otchkova's cell phone number is (602) 809-0909 and the company email address is WeGrowLLC@yahoo.com. The Community Liaison/Emergency Contact will be made available to everyone through multiple sources including this Use Permit, Lake County Officials/Staff and the Lake County Sheriff's Office. WeGrow will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any problems before contacting County Officials. When a complaint is received, the Community Liaison/Emergency Contact will document the complainant, their contact information and the reason for the complaint. The Community Liaison will then take action to resolve the issue as quickly and efficiently as possible and follow up with the complainant to update them on the actions being taken to resolve the issue brought up. A summary of complaints/issues will be provided in WeGrow's Annual Performance Review Report.

#### **D. Video Surveillance**

WeGrow uses a closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in designated areas. All cameras will include motion sensors are color capable with all exterior cameras being rated I-66 waterproof and all interior cameras being moisture proof. Cameras monitoring the cultivation area will be equipped with thermal technology. The CCTV system feeds into a monitoring and

recording station in the Processing Facilities, in a secured office, where video from the CCTV system is digitally recorded. WeGrow will obtain a video management software that will integrate the cameras of the CCTV system to door alarms and will be equipped with a failure notification system that immediately notifies staff of any interruptions or failures. All cameras of the CCTV system operate continuously 24 hours a day, 7 days a week, recording current date and time on the feed. All recordings are kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape.

Proposed camera placements can be found on the accompanying Security Site Plan. Areas that will be covered by the CCTV system include:

- Entryways to the property, cultivation areas, and Processing facilities,
- Perimeter of the cultivation/canopy areas
- The monitoring, recording station and security room (within the Processing Facility),
- Interior of the Processing Facilities.

# Stormwater Management Plan

## **Purpose**

The Stormwater Management Plan is intended to ensure that commercial cannabis projects do not have any negative impacts on the environment through stormwater runoff and any water the project may discharge. Particularly this section mandates necessary stormwater mitigation measures to help reduce the transportation of sediment, prevent erosion problems, and maintain the quality of nearby surface water. This Stormwater Management Plan will detail the mitigation measures proposed to be implemented as well as the monitoring and reporting procedures that will ensure the stormwater mitigation measures are well maintained throughout the life of the project. This section works in accordance with the Erosion and Sediment Control site plan (Sheet 2).

## **A. Stormwater Management, Erosion and Sediment Control Measures**

WeGrow plans to add a thirty-two 90' x 120' greenhouses, two 90' x 120' immature plant greenhouses, four 50' x 100' processing facilities and two 200 s.f. storage shed for a total impervious footprint of 387,600 square feet. This total impervious footprint is roughly 3% of the area of the total parcel size of 309 acres. As mandated by the development standards in Article 27, Section (at), all development, cultivation, pesticides, and fertilizers will be located a minimum of 100 feet from all surface water, which are the unnamed intermittent streams and seasonal wetlands identified on the property. To further reduce any impacts the proposed project will be a minimum of 100 feet away from any surface water. As depicted on the Topographic Map site plan (Sheet 6), the slope of the cultivation area is completely flat, with minimal slopes. Displayed is a minimum of 100 feet of naturally existing vegetated buffer area between project areas and watercourses, which will naturally filter any runoff, removing sediment, nutrients, and pesticides that become mobilized and allow it to infiltrate into the soil/groundwater basin. There are proposed straw wattles surrounding the south and eastern half of the cultivation to prevent sediment movement from the cultivation site to natural surface water. At the county's request or if site characteristics change over the course of time, the applicant will extend straw wattles to further mitigate for sediment movement.

## **B. Erosion and Sediment Control Measures**

WeGrow will maintain the existing natural vegetated buffer around the proposed cultivation operation as needed. Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil. Straw wattles will be installed on the south and eastern half of the cultivation areas and maintained throughout the proposed cultivation operation. If areas of concentrated



stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. WeGrow Site Managers will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code.

- A visual monitoring inspection program will be implemented to check the following, at a minimum frequency of before each rain event.
  - All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.
  - All BMPs to identify whether they have been properly implemented and remain in adequate condition.
  - Any storm water storage or containment areas and ensure the maintenance of adequate freeboard.
- Apply straw mulch to the cultivation area after the conclusion of the growing season to prevent erosion.
- All BPTC Measures will be completed by November 15th.
- If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls.

During Construction these BMP's will be implemented and maintained throughout the life of the project:

- Straw wattles will be installed and maintained throughout the entire life of the proposed cultivation operation along the south and eastern borders of the cultivation areas.
- Gravel will be placed along all access roads to reduce exposed dirt.

### **C. Regulatory Compliance (Stormwater)**

WeGrow proposed cannabis cultivation operation is enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-0001-DWQ) as a Tier 2 Low Risk Discharger (WDID: 5S17CC424072). A Site Management Plan has been developed for the proposed commercial cannabis cultivation operation and has been approved by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program.

Stormwater runoff from the proposed cultivation operation will not discharge into any Lake County maintained drainage system. The project site does not contain any or culverts. The BMP's along with the erosion and sediment control measures, the proposed project will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

#### **D. Monitoring and Reporting Program**

The following are the Monitoring and Reporting Requirements for WeGrow's proposed cannabis cultivation operation from the Cannabis General Order:

- Winterization Measures Implementation
- Tier Status Confirmation
- Third Party Identification (if applicable)
- Nitrogen Application (Monthly and Total Annual)

An Annual Report shall be submitted to the State Water Quality Control Board by March 1<sup>st</sup> of each year. The Annual Report shall include the following:

1. Facility Status, Site Maintenance Status, and Storm Water Runoff Monitoring.
2. The name and contact information of the person responsible for operation, maintenance, and monitoring.

A letter transmitting the annual report shall accompany each report. The letter shall summarize the number and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. WeGrow will adhere to all monitoring requirements to maintain compliance with the Cannabis General Order, and upon request submit a copy of the Annual Monitoring Report to the County.

#### **E. Cannabis Vegetative Material Waste / Growing Medium Management**

Based on the methods of growing done by WeGrow, it is estimated that 3,000 lbs. of vegetative waste will be generated. However, in order to reduce waste and recycle nutrients, all vegetative waste will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill.

WeGrow proposes to plant above ground, where additional growing medium will be purchased from Nor-Cal Soil Builders as needed between seasons. Fertilizers as well as recycled vegetative waste that has been composted on site will be used to supplement the existing soil on site.

# Water Use Management Plan

## **Purpose**

This Water Use Management Plan is designed to conserve Lake County's water resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This Water Use Management Plan focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. The Water Use Plan aims to provide details for all the sources of water on the property, how it will be used and its amount of use.

## **A. Water Sources and Irrigation**

Water is provided to WeGrow's proposed cultivation operation from two groundwater wells, located at the center of the project property. The Well Completion Reports have been included in the submittal of this management plan for review of the full data. The first well was tested on February 17, 2021, which was pumped for 6 hours, yielded 7.76-GPM with a 72.5% recharge rate within 40 minutes of shutoff. The second well was tested on April 9, 2021, which was pumped for 6 hours, yielded 40-GPM with a 98% recharge rate within 40 minutes of shutoff. The wells located at the center of the property will pump water to the twenty 5,000-gallon (one steel/fiber glass) water tanks. Water will then be delivered to the cannabis plants using highly efficient drip irrigation. Water lines are a combination of PVC piping, black poly tubing, and drip lines. The water storage tanks will be equipped with float valves to prevent overflow and runoff of irrigation water when full. Additionally, safety valves will be equipped to supply lines in case the flow of water needs to be stopped in an emergency situation. A meter compliant with Title 23, Division 3, Chapter 2.7 of the California Code of Regulations will be installed and attached to the water system in order to record continuous data that will be maintained for a 5-year duration minimum. All records will be made available to all interested state and county departments upon request. The monitoring of the well will begin 3 months prior to the use of the well for cultivation.

The 2 meters required to be installed on the well will be:

- A totalizing well meter that continuously measures the total water output. The consultant for the project has recommended the use of the GPI G2 Series meter depending on the well configuration. Please see attached product sheet on the following pages.
- A continuously recording water level monitor. The consultant for the project has recommended the use of the Well Watch 670. Please see attached Product sheet for more details. Please see attached product sheet on the following pages.

\*If the professional installation company recommends different meters, the new well meter specifications will be supplied to water resources.



## G2 SERIES (PRECISION TURBINE METERS)

A full line of FLOMEC® G2 Series Precision Turbine Meters are available in a variety of housing materials. Rugged and dependable, the G2 Series offers:

- Stainless Steel for most chemicals and fuel products
- Aluminum for petroleum based products
- Brass for most water applications
- PVDF for aggressive chemicals

## FEATURES / BENEFITS

- Meter is designed for thin fluids < 100 cp
- Modular design allows for use with Output Modules, Sensors and Remote Transmitters
- 2 Totals (Batch = Resettable, Cumulative = Non-resettable); Rate of Flow, Factory calibrated in gallons and litres. Field calibratable. Includes non-volatile totals.
- High accuracy meter
- Internal parts are simple to replace for easy maintenance
- Lithium battery life: 5 years

## APPLICATIONS

- |                     |  |
|---------------------|--|
| • Batching          | • Food & Beverage Processing               |
| • Blending          | • Fuel Products                            |
| • Water             | • Monitoring Clean Fluids                  |
| • Industrial Fluids | • Plant Process Water                      |
| • Plating Solutions | • Chemical Feed Lines                      |
| • Ammonium          | • Harsh Chemicals (Sulfuric Acid & Bleach) |

## PRODUCT CONFIGURATION

### PRODUCT IDENTIFIER **1**

**G2** = Industrial Grade Flowmeter

### TURBINE MATERIAL **2**

**S** = Stainless Steel  
**A** = Aluminum  
**P** = PVDF (1/2" & 1" only)  
**H** = High Pressure Stainless Steel  
**B** = Brass

### TURBINE SIZE **3**

**05** = 1/2 inch  
**07** = 3/4 inch  
**10** = 1 inch  
**15** = 1-1/2 inch  
**20** = 2 inch

### FITTING TYPE **4**

**I** = ISO (Female) BSPT (ISO 7 Designation is RC)  
**N** = NPT (Female)  
**F** = 150# ANSI Flange - available on S10, S15 and S20 only  
**T** = Tri-Clover® fitting - available on S05-S20 only  
**X** = Electronics only - for metal meters  
**Z** = Electronics only - for plastic meters

### ELECTRONIC CHOICE **5**

#### Turbine with Local Display

**09** = 2-Button Computer, Field Configurable (Cumulative, Batch & Rate)  
**19** = Vertical Mount 2-Button Computer, Field Configurable (Cumulative, Batch & Rate)

#### Turbine, Local Transmitter, with No Display

**80** = Unscaled Pulsed Transmitter (Open Collector)  
**81** = QSI Version 1 (Scaled Pulse, RS485 [MODbus or BACnet], BTU Calculator, Bluetooth)  
**82** = QSI Version 2 (Scaled Pulse, Data Logger, BTU Calculator, Bluetooth)  
**83** = QSI Version 3 (Scaled Pulse, Data Logger, 4-20mA, Bluetooth)

#### Turbine, Local Transmitter, with 09 Display

**90** = Unscaled Pulsed Transmitter (Open Collector)  
**91** = QSI Version 1 (Scaled Pulse, RS485 [MODbus or BACnet], BTU Calculator, Bluetooth)  
**92** = QSI Version 2 (Scaled Pulse, Data Logger, BTU Calculator, Bluetooth)  
**93** = QSI Version 3 (Scaled Pulse, Data Logger, 4-20mA, Bluetooth)

#### No Electronics - Turbine Only

**XX** = No Electronics - Turbine Only

### CALIBRATION **6**

**GM** = GPM & L/min (Gallons Default)  
**LM** = GPM & L/min (Litres Default)  
**XX** = No Calibration (Use with Electronic Choices 41, 71, 72 or Turbine Only)

### PACKAGING **7**

**A** = Use for Turbine Only or 09 Electronics choice (Sizes 05-10)  
**B** = Use for Turbine Only or 09 Electronics choice (Sizes 15-20)  
     Use for 19 Electronics choice (Sizes 05-10)  
**C** = Use for 19 Electronics choice (Sizes 15-20)  
**D** = Use for Turbine Only or 09 Electronics choice, with ANSI Flange (Sizes 10) Use for 19 Electronics choice with ANSI Flange (Sizes 10)  
**E** = Use for Turbine Only or 09 Electronics choice, with ANSI Flange (Sizes 15-20) Use for 19 Electronics choice with ANSI Flange (Sizes 15-20)  
     Use for 80 thru 93 Electronics choice, with ANSI Flange (Sizes 10)  
**F** = Use for 80 thru 93 Electronics choice (Sizes 05-20)  
**G** = Use for 80 thru 93 Electronics choice, with ANSI Flange (Sizes 15-20)

1 2 3 4 5 6 7  
 ---->>> G2 S 15 N 09 GM B



## Well Watch<sup>®</sup> 670

### Permanent Sonic Water Level Indicator

The Well Watch 670 water level indicator with *Sonic Sense* technology utilizes low frequency sound waves to provide accurate, continuously updated measurements for ground water management.



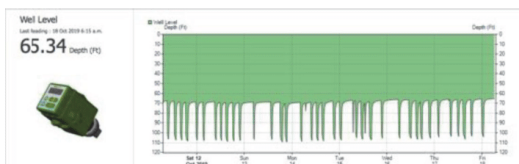
- Simple installation in any well configuration
- Data logger stores up to 25 million time/date points
- Weather resistant housing
- SCADA/Telemetry Compatible
- RS232, RS485 (Modbus), 4-20mA, 0-5V, 5V Alarm, USB Outputs
- Additional alarm features available

The Well Watch 670 is the only sensor on the market with the ability to provide continuously updated, on-site level measurements in wells up to 10" diameter. The low frequency sound waves can travel through wells drilled at any angle, around corners and partial obstructions down to 7000ft. The sensor is easily mounted in a vent hole or access port on the well and provides level data without breaking the seal of the well, thus eliminating the risk of well contamination and product corrosion. The Well Watch sensors require very little power when pulsing, so they can easily be powered from available AC/DC or with a solar kit for off the grid applications.

Water levels are updated at chosen interval rates from 1 second to 60 minutes and are displayed in real time on the LCD screen. The internal data logger can store up to 25 million time/date stamped log points downloadable in .txt format that can be viewed/graphed in any program of the user's choice. Alternatively, the sensor can be paired with a cellular modem to view data remotely on a private site or complimentary hosted page. There is no proprietary software, monthly fee or WiFi requirement.

#### Product Benefits:

- Real time well levels (static, drawdown, recovery)
- Enables well management and control
- No proprietary software or monthly fees
- Save time/money compared to manual readings
- Protects the investment in pump equipment
- Built in alarm capability in case of emergencies
- Comply with State and Local usage regulations



[www.enoscientific.com](http://www.enoscientific.com)

## **B. Projected Water Use**

Due to the federally illegal status of cannabis, the industry is far behind other crops in water use studies. While few exist, it is probable that the resulting water use numbers from these studies are only accurate to a certain degree, particularly as water use is extremely dependent upon the natural conditions of the location where cultivation is taking place. According to Bauer et al. (2015), a study of water use in Northern California determined cannabis plants used approximately 22.7 liters per day, which translates to roughly 5.99 gallons per day. It has also been documented through CalCannabis's Final Programmatic Environmental Impact Report that outdoor cannabis uses between 25-35 inches per year, based on Hammon et al. (2015). The PEIR also stated that it is comparable to other crops such as corn, tomatoes, alfalfa, and hops. However, projecting cannabis water use in line with that of tomatoes (20 inches per year) would likely be the absolute minimum as the few water use studies published have been more in line with 25-35 inches per year.

It is almost a certainty that water use will differ between projects, based on soil type, irrigation method, and growing method, among other factors, however, through well monitoring these estimates can be replaced with much more robust numbers in the future. For the purposes of this Water Use Management Plan, the following table below will display water use estimates based on range of probable outcomes starting at 20 inches (a probable best-case scenario) up to 35 inches (a probable worst-case scenario) of water per year and a total canopy area of 332,160 ft<sup>2</sup>. The average (27.5 inches) being the projected water use total for this project until further data is captured.

<b>Total Project Water Use Estimates*</b>		
Inches	Gallons	Acre Feet
20-25 (best case scenario)	3,770,727 - - - 4,713,410	11.5 - - - 14.4
25-30 (likely scenario)	4,713,410 - - - 5,656,089	14.4 - - - 17.3
30-35 (worst case scenario)	5,656,089 - - - 6,598,772	17.3 - - - 20.2
<b>Estimated Water Use Total for Project*</b>		
<b><i>25 Inches is estimated</i></b>	<b><i>4,713,410*</i></b>	<b><i>14.4</i></b>

Monthly Water Use Estimates											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
190,106	190,106	190,106	341,547	492,844	543,325	593,805	593,805	593,805	492,844	291,067	190,106
.59	.59	.59	1.5	1.5	1.65	1.8	1.8	1.8	1.5	1.12	.59

\*Estimates based on data from available published studies and are unlikely to reflect the true water use of this project. Actual water use could be lower or higher depending on conditions and methods of irrigation. By utilizing micro drip irrigation, water use is more likely to be lower than the estimated water use total.

*Methodology:*

Approximately 27,154 gallons of water equals one inch of water per year for one acre (USGS). To achieve the total amount of gallons, the gallons per inch per acre was multiplied by the number of inches. A foot being 12 inches, therefore, one-acre foot of water would be approximately 325,850 gallons of water, with 27.5 inches yielding a value of 746,740 gallons per acre for outdoor. Due to the cultivation being grown inside of greenhouses where the temperature can be regulated more easily, it is anticipated that this project will likely be closer to the 25 inches.

**C. Water Conservation**

In accordance with the State Water Quality Control Board Cannabis General Order, WeGrow will implement the following BMPs and mitigation techniques to help conserve water over the duration of the project.

- A visual monitoring inspection program will be implemented to check the following, at a minimum frequency of before each rain event.
  - All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.
- Will use drip lines for water delivery to the plants in order to efficiently and effectively irrigate.
- The areas inside the cultivation area without ground cover will be applied with mulch to conserve soil moisture within the grow area.
- An inline water meter will be installed on the dripline supply line as well as the water storage tanks in order to accurately determine where and how much water is being used. Staff will record and log all data in order to be reviewed annually to see the projects water use.

# Natural Vegetative Screen

## **Purpose**

The Natural Vegetative Screen (NVS) is intended to provide a scenic barrier between any potential public view and the proposed cultivation area. The NVS will restore the native plant vegetation, increase security, mitigate odor concerns, provide a natural landscape view native to Middletown, CA.

## **A. Natural Vegetative Screen**

WeGrow proposes a plan to vegetate the cultivation boundary with native tree species to conceal all portions of the project. Consultation with the biologist has been completed and the tree removal/tree replanting plan has been submitted with this project. The purchased vegetation will consist of species that will grow to minimum height of 20 ft. The trees that are proposed to be removed will be relocated along the proposed screen at a ratio of 3:1. Please see attached site plans for the location of the proposed Natural Vegetative Screen and the Biological Tree remediation plan for the complete details.

The Natural Vegetative Screen will not only mitigate the potential for any public view, but also to increase security and mitigate any potential for negative odors to travel to neighboring parcels.

## **B. Greenhouse Renders**

WeGrow has provided project renders depicting the proposed project layout and the potential views from surrounding areas. The renders include all areas of the proposed project, except for the Natural Vegetative Screen. Site visit photos taken by Lake County can also be used to verify the views from the proposed cultivation area.



# **Drought Management Plan & Hydrology Report**

## **Purpose**

This Drought Management Plan has been prepared to fulfil the requirement for the Board of Supervisors Ordinance NO. 3106, adopted on July 27<sup>th</sup>, 2021. This plan is designed to conserve Lake County's water resources given the current emergency drought conditions. The proposed methods aim to reduce water use by providing the most efficient delivery system and having as many preventative measures as possible in place to reduce to wasted water.

## **Methods to conserving water**

The proposed projects most important aspect to reducing the amount of water used for irrigation is by utilizing drip irrigation directly into the root system of each plant. According to the USDA Natural Resources Conservation Service Irrigation Guide ("Irrigation Guide." USDA, Sept 1997, [https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs144p2\\_033068.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_033068.pdf)) irrigation with proper water management, can be in the range of 80 to 90 percent effective for the area irrigated. Drip irrigation maximizes the efficiency by reducing the amount of water that is lost to evaporation as well as runoff. The greenhouses are fully enclosed so there is no potential for runoff, which allows for immediate recapturing of excess water underneath the cultivation beds to further maximize water use efficiency.

The proposed project plans to supplement the soil with compost from the vegetative waste produced by the plants. The composted soils, elevated in nutrients will be mixed in the cultivation medium to further improve the soil health and ultimately increase its water-holding capacity. Mulch not only insulates and protects the lower soil levels from drying up, but also increases the rate of water absorption.

Water will only be delivered to the plants through the holding tanks and not directly from the well. The water storage tanks will be equipped with float valves to prevent overflow and runoff of irrigation water when full. Additionally, safety valves will be equipped to supply lines in case the flow of water needs to be stopped in an emergency situation.

## **Hydrology Report**

Although this hydrology report is included to satisfy the BOS Ordinance 3106, the prepared hydrology reports scope of work is much greater in depth. The hydrology report was prepared by Hurvitz Environmental Consulting on August 10, 2021. Outlined below are key take away from the report, however for the full results please see the submitted hydrology report:

- Based on the information and assessments contained herein, Hurvitz conclude that the wells discharge capacity and rate of recharge are sufficient to sustainably provide for the projected annual water use at the site. The quantity of groundwater to be used for the

project is unlikely to result in significant declines in regional groundwater availability or depletion of groundwater resources over time. The potential for the project water-use to cause well interference or impacts to Creeks are also considered minimal.

- The quantity of groundwater to be used for the project compared to the average quantity of available groundwater and severe drought conditions indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.
- The estimated groundwater usage for the entire project including employees is approximately 14.58 acre feet/year. Average annual recharge to the site aquifer is estimated at 73.2 acre-feet.
- The horizontal and vertical separations between the project wells and the nearest streams and neighboring properties should not result in significant well interference or impacts to creeks.