

**NINA STAR FARMS**  
**PROPERTY MANAGEMENT PLAN**

**Project Location**

23180 Shady Grove Rd.  
Middletown, CA 95461

**Project Parcels**

Lake County APN  
014-006-16

**Project Manager:**

Nina Star LLC

**UP Submitted:** February 4, 2020

**PMP Revision:** August 2023

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## **Project Description**

Nina Star Farms (NSF) is seeking a major use permit to obtain two A-Type 3B “Mixed-Light” Licenses and a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 37,446 s.f. of commercial cannabis canopy area, with a total of 48,409 s.f. of cultivation area at 23180 Shady Grove Rd, APN 014-006-16. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed cultivation area is surrounded by a 6’10” tall wooden panel fence. The total area to be occupied and/or disturbed by the proposed cannabis cultivation operation, including the greenhouses, processing facility, and immature plant greenhouse is 48,409 ft<sup>2</sup>. Proposed ancillary facilities include a 5,400 s.f. Processing Facility, a 90’ x 103’1.5” greenhouse, five 90’ x 60’ greenhouses, one 103’1.5” x 30’ greenhouse, one 103’1.5” x 30’ immature plant greenhouse, and four (4) 5,00-gallon water storage tanks (one being steel or fiber glass specifically for SRA fire suppression). Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the fully enclosed processing facility. The greenhouses will be composed of galvanized steel frame structures, completely sealed with impermeable concrete flooring. Natural lighting will be supplemental to LED artificial lighting. The proposed processing building will contain cannabis processing activities such as drying, trimming, curing, and packaging. The project site does currently contain an existing permitted manufactured home to the west of the cultivation site. There are no off-site residences within 200 feet of the cultivation site.

The property is owned by Nina Star Farms LLC which is run by Ms. Nina Bogdanova, who is also going to be the project manager. The total acreage of the parcel is 44 acres and is split zoned “RL” for Rural Residential/ “A” for Agricultural. The parcel is located roughly 2.5 miles south of the intersection of Highway 29 and Highway 175 in Middletown CA. The parcel lies within the 8-digit HU (Sub basin): Upper Putah Creek, and Saint Helena Creek Watershed (HUC10). There is 1 unnamed Ephemeral Class II watercourse and 1 Class I (Saint Helena Creek) indicated on the NHD map layer utilized by California resource agencies via CNDDB and the Federal NWI map layer, which flows from through the center of the property. According to the Biological Assessment there are additional surface water locations that have been mapped and outlined in the site plans. The cannabis cultivation site will be setback a minimum of 100 feet from the top of the bank of any bodies of water. There will be no surface water diversions or water crossings with this project.

Nina Star Farms plans to be fully organic with their supplements of both dry and liquid fertilizers. The proposed fertilizers for the project will be organic compost. Any fertilizers and pesticides used with this project will be from the approved list through CDFA prior to use. 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 fully enclosed impermeable floor processing facility, 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 facility.

The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. The well to the southeast of the residence will pump to the water storage tanks proposed in front of the cultivation area. From the storage tanks Nina Star Farms will utilize water lines, to deliver water to the cultivation area. Water use is projected to be approximately 746,740 gallons per year (please see Water Use Section for methodology). The property has some sloped areas; however, the cultivation area lies within a very flat area. Straw wattles are proposed along the northern half of the cultivation area, in order to filter sediment from stormwater as it moves on to the property's seasonal drainages. 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 in February 2020, prepared by Pinecrest Environmental Consulting; 5627 Telegraph Avenue #420, Oakland, California 94609. The complete results of the Biological Assessment are described in attached biological report submitted with this project. A follow-up biological assessment was completed by Pinecrest Environmental Consulting to provide consultation regarding the Native Vegetative Screening (see page 31).

A Cultural Resource Evaluation for the parcel was completed on December 16, 2019, prepared by Dr. John Parker, RPA. During the field inspection no historic or prehistoric cultural materials were discovered, and no "significant" historic sites or features were found. Based on the field evaluation by Dr. Parker, it was recommended that the proposed project be approved as planned. Please see attached study for full results and recommendations. Nina Star Farms 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 archeologists 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.

The project site is currently connected to on-grid power provided by PG&E but is requesting additional upgrades. The project is proposing mixed light cultivation which can include artificial lighting of up to 25 watts per square foot of canopy area. The provided electrical engineers report identifies this amp increase to 3,300. As the cultivation area does not require additional lighting to cultivate and is only supplemental to the natural lighting, Nina Star will utilize any

energy available by PG&E at the given time until upgrades are available within the area. All other power sources include the interior lighting and ventilation systems of the processing facility, security system, the well pump, and any outdoor security lighting that might be needed are all able to function with the existing power. The proposed project is proposing a backup generator to be used in emergency situations when electricity cannot be supplied by PG&E. The project does not propose the storage or use of any hazardous materials. 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 Nina Star Farms is currently being operated and managed solely by Ms. Nina Bogdanova until employees are needed. All of Nina Star Farms 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. The Community Liaison/Emergency Contact is Mr. Nina Bogdanova who will be available to contact 24 hours a day, seven days a week, including holidays.

The Project Property and existing home is currently accessed by a private driveway off Shady Grove Rd. The access driveway to the cultivation site will have an approximate slope of 0-1% and be roughly 775 feet in length. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance, but due to commercial standards the access driveway can be changed after the County Building Inspection. The project proposes 6 parking stalls (1 ADA) in front of the cultivation site. The access driveway will be graveled the entire length to a load capacity of 75,000 lbs. The access driveway will have a hammerhead turnaround right in front of the parking, which 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 Nina Star Farms 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 NSF managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing for this project will include a 6'10" tall wooden panel fence around the proposed cultivation area. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings. The fencing will be mounted with security cameras.

As Nina Star Farms is applying for a Type-13 Self-Transport Distribution license, there will be a dedicated loading zone in the parking lot adjacent to the cultivation site. NSF 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 are needed only at certain times of the cultivation season.*

**Number of employees per shift:** *3 employees, max of 4 at peak Employees are needed only at certain times of the cultivation season.*

**Number of deliveries per day:** *Max 1*

**Number of pick-ups per day:** *Max 1*

**Lot Size:** *44 acres*

**Number and type of company vehicles:** *1, likely a pickup truck*

**Type of loading facilities:** *There will be a designated open loading zone in the front entrance to the cultivation area.*

**Floor area of existing structures:** *No existing structures for the project will be used*

**Proposed building floor area:** 5,400 s.f. Processing Facility, a 90' x 103'1.5" greenhouse, five 90' x 60' greenhouses, one 103'1.5" x 30' greenhouse, one 103'1.5" x 30' immature plant greenhouse, *Total Proposed = 48,409 s.f.*

**Number of parking spaces:** *6 parking stalls (1 ADA)*

**Number of floors:** *1*

**Additional Relevant Information:** *Will submit building permits directly after Use Permit Approval*

Description of Site Prep/Construction Activities

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

*December 2020, or earlier depending upon approval of a Use Permit.*

- **How long will construction take?**

*Approximately 3-5 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.**

*No vegetation is proposed to be removed.*

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

*Project Site is 0% slope which will not require extensive grading. Minimal grading is anticipated which will be covered through the building permit process.*

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

*Soil 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 will be not be required as the well is existing.*

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

*5,000 gallons per day during construction and 1,000 gallons per day for operation and maintenance; well water.*

#### 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 site will be screened completely from public view. Please see Native Vegetative Screening section which proposes complete screening of the project; including building façade to replicate barns.*

- **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 will have complete blackout shades at night to not allow any light to escape from inside.*

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

*There are no existing agricultural uses, therefore none will be removed to accommodate this project.*

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

*No tree removal is proposed at this time.*

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

*Dust: watering or placing seed/mulch/gravel on bare soil.*

*Odor: carbon filters, ventilation system, maintaining native vegetation surrounding the cultivation area.*

- **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 a few watercourses on the properties, no work will take place in or near them. 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, 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 no known site of archaeological or historical significance. 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 being completely 0% slope*

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

*This soil is well-drained soil with medium to 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. Offset any limited emissions by growth of mixed light.*

- **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 designated composting area.*

- **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 south to the north. There will be no alterations specifically proposed and due to the low slope of the cultivation area, 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 to provide an additional buffer between the creeks and the grow site.*

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

*Wastewater treatment is through an existing septic system for the home. The proposed processing facility will also include ADA restrooms.*

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

*The general plan and zoning ordinance sections pertaining to cannabis cultivation were referenced in the making*

- **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. 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. Additional water storage tanks consistent with Cal Fire requirements*

- **How is this site accessed?**

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

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

*Daily employee trips are anticipated to be between 4 and 16 trips, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition).*

- **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 and making it minimum 20 feet wide.*

- **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.*

- **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?**

*5,400 s.f. Processing Facility, a 90' x 103'1.5" greenhouse, five 90' x 60' greenhouses, one 103'1.5" x 30' greenhouse, one 103'1.5" x 30' immature plant greenhouse.*

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

*Nina Star Farms site will require an electrical upgrade on the property in order to cultivate the mixed-light cultivation. Nina Star farms is requesting an electrical upgrade for 3 face power. The total power to be requested overtime is 3,300 amps. As the infrastructure is currently not available for that load amount, the project will utilize whatever is available at the time as this is a mixed-light license will artificial lighting being supplemental to natural 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, can be changed at the discretion of the Lake County Planning Departments request. Seeing as the timing can change these should be used as a rough time frame.

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

Once the Permit is fully approved, Nina Star Farms will apply for the building permits for the proposed greenhouses and processing facility. Assuming the permit is approved late 2023, Nina Star Farms will be cultivating year-round beginning after the building permits have been approved by the Lake County Building Department. All growing methods are proposed above ground in hardware cloth smart pots inside of the fully enclosed greenhouses with natural lighting and artificial lighting as additional supplementation. Please See the attached site plans for details of the areas of cultivation.

# **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 Nina Star Farms cultivation operation is Ms. Nina Bogdanova. Ms. Bogdanova's cell phone number is (602)-809-0909, and her email address is [NinaStarLLC@yahoo.com](mailto:NinaStarLLC@yahoo.com). Any residences within 1,000 feet of the property boundaries will receive this contact information directly prior to project implementation. 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:** Nina Star Farms proposed cannabis cultivation operation will be connected to the electricity through PG&E. The proposed project is proposing a backup generator to be used 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 soil or 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.

**Odors:** Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. Additionally, the ventilation system of the Processing Facility, in which the processing of raw cannabis plant material from the proposed cultivation area occurs, are equipped with carbon filters/air scrubbers to mitigate odors emanating from the building.

**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 eliminating 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 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 fully enclosed processing facility. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facility. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facility. Spill containment and cleanup equipment will be maintained within the secure Processing Facility 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 inside of the fully enclosed structures on impermeable surfaces and within a secondary containment to reduce chances of spills.

- 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. 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. Any equipment that has the potential to cause a fire will be used when 2 or more individuals are actively present to prevent any accidents.
- Noise during 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.

All air filtration and odor mitigation equipment will be inspected every other month by a Nina Star Farms supervisor to ensure each one is running as efficiently as possible. All carbon filter/air scrubbers will be replaced each quarter. NSF's 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 mitigation. All data and information will be made available to Lake County and/or Lake County Air Quality Management District officials upon request.

At this time there are proposed demolitions to the accessory buildings near the existing residence. Demo Permits will be pulled in coordination with the CDD and the Building Department after the site inspection.

## **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 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 fully enclosed processing facility. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facility. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the Processing Facility. 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.

### **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 proposed processing facility will include ADA compliant restrooms for the employees.

### **C. 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 a water storage tank (steel or fiberglass) specifically designated for fire suppression use will be installed and maintained throughout the project's life.
- Roadway for this commercial use shall consist of 20ft. wide gravel roadway (Please see site plans)
- All weather roadway surfaces engineered for 75,000 lb. vehicles. 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**

Nina Star Farms proposes no grading prior to the use permit being approved. Once the permit is approved and the proposed structures including the greenhouses and processing building are applied for through the Lake County Building Department, a maximum of 24 cubic yards may need be graded. The building permits will cover all required grading for all of the buildings; therefore, the attached grading permit does not propose any grading to the land that is not accompanied with a building permit. Any topsoil disturbed will be kept on the property and not exported. The imported material will be crushed rock/gravel at a depth of 6 inches to upgrade the access road to meet SRA standards.

### **B. Pre-Construction**

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. 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. Any equipment that has the potential to cause a fire will be used when only 2 or more individuals are actively present to prevent any accidents.
- Straw wattles will be placed around the entire northern half of the cultivation area in order to prevent sediment runoff and erosion into natural drainages.

### **C. During Construction**

The BMP's listed below will be implemented by the management team overseeing the construction. As construction/groundwork will occur twice, once setting up the project prior to approval and another after permit approval, these BMP's will remain in effect until the entire project's setup is completed.

- 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 (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 processing facility. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the processing facility. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the processing facility. Spill containment and cleanup equipment will be maintained within the secure Processing Facility 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 northern half of cultivation area and maintained/exchanged as needed each year in order to prevent maximum sediment runoff.

- Large stockpiles of soils imported for the planting beds will be covered with tarp, held down by rocks in order to reduce sediment runoff. The soil will only be purchased and used as necessary, not stored on the property throughout the grow season.
- 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 and existing home is currently accessed by a private driveway off Shady Grove Rd. The access driveway to the cultivation site will have an approximate slope of 0-1% and be roughly 660 feet in length. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance, but due to commercial standards the access driveway can be changed after the County Building Inspection. The project proposes 6 parking stalls (1 ADA) in front of the cultivation site. The access driveway will be graveled the entire length to a load capacity of 75,000 lbs. The access driveway will have a hammerhead turnaround right in front of the parking, which 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 Nina Star Farms 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 NSF managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing

for this project will include a 6'10" tall wooden panel fence around the proposed cultivation area. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings. The fencing will be mounted with security cameras.

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 NSF supervisor on duty immediately if/when suspicious activity is detected. The NSF 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 NSF 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 Nina Star Farms 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 Facility. NSF 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 NSF's 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 Nina Star Farms cultivation operation is Ms. Nina Bogdanova. Ms. Bogdanova's cell phone number is (602)-809-0909, and her email address is [NinaStarLLC@yahoo.com](mailto:NinaStarLLC@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. NSF 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 NSF's Annual Performance Review Report.

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

Nina Star Farms 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 Facility, in a secured office, where video from the CCTV system is digitally recorded. Nina Star Farms 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 facility,
- Perimeter of the cultivation/canopy areas,
- The monitoring, recording station and security room (within the Processing Facility),
- Interior of the Processing Facility.

# **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**

Nina Star Farms plans to add a 5,400 s.f. Processing Facility, a 90' x 103'1.5" greenhouse, five 90' x 60' greenhouses, one 103'1.5" x 30' greenhouse, one 103'1.5" x 30' immature plant greenhouse which will increase the impervious footprint by 48,409 square feet. This total impervious footprint is roughly 2% of the area of the 44-acre project parcel. 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 includes all outlined waterways by the biological report for the property. As depicted on the Topographic Map site plan, the slope of the cultivation area is completely flat, with minimal slopes. Water flows mostly to the north, emptying into the Class II watercourse that flows through the center of the property. 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 entire northern half of the cultivation area in order 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**

NSF 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 surrounding the entire northern half of the cultivation area 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. Nina Star Farms 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 around the entire northern half of the cultivation area.
- Piled topsoil that is exposed will be covered with a tarp while not in use to maintain sediment control and reduce dust impacts.
- Gravel will be placed along all access roads to reduce exposed dirt.

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

Nina Star Farms proposed cannabis cultivation operation will be enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-0001-

DWQ). A Site Management Plan has been developed for the proposed commercial cannabis cultivation operation and is being reviewed 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 have any culverts to access the cultivation site. The BMP's along with the erosion and sediment control measures 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 NSF'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. Nina Star Farms 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 Nina Star Farms, it is estimated that 2,000 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.

Nina Star Farms 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 NSF's proposed cultivation operation from the groundwater well located at the center of the parcel at the Latitude 38.718571 and Longitude, -122.613150 (via google maps imagery). The well will pump water to 4 5,000-gallon water tanks through underground irrigation lines. Water will then be delivered to the potting beds 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 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 final page of the management plan.

- 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 final page of the management plan.

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

## **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 37,446 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                                         | 543,084 - - - 678,855 | 1.67 - - - 2.08 |
| <b>Estimated Water Use Total for Project*</b> |                       |                 |

|                     |                  |             |
|---------------------|------------------|-------------|
| <b>20 (average)</b> | <b>543,084 *</b> | <b>1.67</b> |
|---------------------|------------------|-------------|

| <b>Monthly Water Use Estimates</b> |        |        |        |        |        |        |        |        |        |        |        |
|------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Jan                                | Feb    | Mar    | April  | May    | June   | July   | Aug    | Sept   | Oct    | Nov    | Dec    |
| 45,257                             | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 | 45,257 |
| .14                                | .14    | .14    | .14    | .14    | .14    | .14    | .14    | .14    | .14    | .14    | .14    |

\*Estimates based on data from available published studies. 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 20 inches yielding a value of 543,084 gallons per acre for outdoor. However, it should be noted that expected mixed light/indoor use water is less per acre than outdoor.

On September 6, 2021, a hydrology report was prepared by VanDerWall Engineering. Outlined below are key take away from the report, however for the full results please see the submitted hydrology report:

- The project does have an adequate water supply for the proposed irrigation use. However, the project must be limited to 1 acre of canopy and irrigated by dripline only.
- The proposed use of the well onsite does not interfere with surrounding wells.

Following these results Nina Star Farms will be limited to less than 1 acre canopy area 43,560 s.f. of canopy area and drip line irrigation. If Nina Star would like to expand their canopy area a new well would be required in addition to the resubmission of a Use Permit which would be reviewed through the County of Lake.

**C. Water Conservation**

In accordance with the State Water Quality Control Board Cannabis General Order, Nina Star Farms 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.



## 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)  
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)  
F = Use for 80 thru 93 Electronics choice, with ANSI Flange (Sizes 10)  
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.



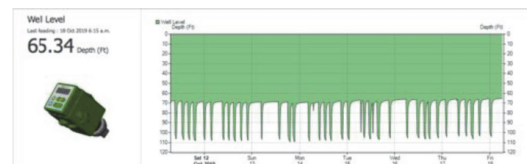
- Simple installation in any well configuration
- Data logger stores up to 25 million time/date points
- Weather resistant housing
- SCADA/Telemetry Compatible
- RS232, RS485 (Modbus), 4-20mA, 0-5V, 5V Alarm, USB Outputs
- Additional alarm features available

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)

# Native Vegetative Screen

## **Purpose**

The Native Vegetative Screen (NVS) is intended to provide a scenic barrier between the public view and the proposed cultivation area. The NVS will restore the native plant vegetation, promote wildlife, increase security, provide a natural landscape view native to Middletown, CA.

## **A. Native Vegetative Screen**

Nina Star Farms proposes a plan to vegetate the cultivation boundary with native privacy trees and shrubs concealing all portions of the project. A consultation with the biologist has already been done for this proposal and is included in the response email. Not only does the biologist agree with the proposal but recommends it as the vegetation would promote biological development and restore the native ecosystem. The vegetation in Middletown along Highway 29 is naturally heavily vegetated by large tree and shrub species native to Northern California. However, three parcels, including the proposed property project, right along Shady Grove road have been cleared of vegetation.

The purchased vegetation would be species that will grow to maturity in order to fully cover the height of the greenhouses. If possible, the trees that are proposed to be removed will be relocated along the proposed screen as well. With the applicant proposing mixed light the vegetation restoration proposal can be completely set prior to the Use Permits Approval. Currently Thuja plicata, commonly known as Western Redcedar, have been planted along the boundaries to begin revegetation and screening.

## **B. Biological recommendations**

Please see attached Biological document.

## **C. Greenhouse Renders**

In addition to the 6'10" tall wooden panel fence and the full vegetative screen, which will cover nearly every portion of the cultivation area from public view, the applicant is proposing to enhance the greenhouses to fit the natural view. The sides of the greenhouses facing the roadway are made of solid metal and will be colored dark red/mahogany to resemble a barn. Please see attached greenhouse renders which provide what each step of the screening will look like. The final product will be 6'10" tall wooden panel fence, native vegetative screen and a red siding on the greenhouses facing the roadway.