

Attachment 3

140 Soda Bay Farms

PROPERTY MANAGEMENT PLAN



APPLICANT

Anthony and Matsuki Perkins

PROJECT LOCATION

**140 Soda Bay Road
Lakeport, CA 95453**

PROJECT PARCEL/PROPERTY

Lake County APNs 008-001-08 & 09

TABLE OF CONTENTS

A – Project Description

B – Site Plans

C – Air Quality Management Plan (with Odor Response Program)

D – Cultural Resource Evaluation

E – Biological Resources Assessment

F – Grounds Management Plan

G – Security Management Plan

H – Storm Water Management Plan

I – Water Use Management Plan

J – Site Photos

PROJECT DESCRIPTION

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property). The Perkins' proposed commercial cannabis cultivation, manufacturing, and distribution operation will be composed of two A-Type 3B "Medium Mixed-Light Tier 1" Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B "Medium Mixed-Light Tier 1" Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building) on Lake County APN 008-001-08. The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will also be located within the proposed Processing and Non-Volatile Manufacturing Facility on Lake County APN 008-001-08. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) on Lake County APN 008-001-09. The Project Property has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order as a Tier 2 Low Risk Discharger since October 23rd, 2020 (WDID: 5S17CC429168).

The 44-acre Agriculture and Service Commercial-zoned Project Property is situated between Clear Lake and Soda Bay Road, and approximately 1,500 feet east of Lakeport, CA. The Project Property is accessed via Soda Bay Road and a private gravel and native soil surfaced access road off of Soda Bay Road. Current and past land uses of the Project Property are/were intensive agriculture (vineyard and industrial hemp cultivation). The Project Parcel has been improved with two groundwater wells, a 24-acre vineyard, and a water storage reservoir. The proposed cultivation area(s) and Processing and Non-Volatile Manufacturing Facility will be established within the footprint of an existing industrial hemp cultivation area/field (Registration #: 17-19-0019G). The Industrial Hemp Registration on the Project Property will be rescinded prior to issuance of any cannabis permits/licenses. The proposed Distribution Facility will be established/constructed ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property, and will be accessed via a proposed paved access road with curb and gutter.

The Project Property is located in the northwestern portion of Big Valley, within the Manning Creek-Frontal Clear Lake Watershed (HUC12). Topography of the Project Property is flat, with elevations ranging between 1,335 and 1,365 feet above mean sea level. Manning Creek, a perennial Class I watercourse, flows from east to west through the southern portion of the Project Property, then from south to north along the western boundary of the Project Property. The gravel and native soil surfaced access road used to access the Project Property from Soda

Bay Road, passes over Manning Creek via a metal bridge with concrete abutments. An unnamed intermittent Class II watercourse forms in the northeast corner of the Project Property, and flows north into Clear Lake. There is also a manmade off-stream water storage reservoir in the northwest corner of the Project Property, which is/will be used to store water for the existing onsite vineyard and proposed cannabis cultivation operation. All cannabis cultivation, manufacturing, and distribution activities will occur more than 150 feet from these surface water bodies.

The cultivation of cannabis will occur within thirty (30) proposed 30' x 100' (3,000 ft²) steel-framed greenhouse structures with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). Two 10' x 90' (900 ft²) mixed-light canopy areas will be established within twenty-four of the proposed greenhouse structures, for a total combined mixed-light canopy area of 43,200 ft² (two 900 ft² canopy areas per flowering greenhouse × 24 flowering greenhouses = 43,200 ft² of mixed-light cannabis canopy). Six of the proposed greenhouse structures will contain only immature cannabis plants, including clones, seedlings, and mothers. Two-thirds of the proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility/Building (4,000 ft²) will be used for the purposes of processing (drying, curing, and trimming), packaging, and storing cannabis cultivated on the Project Property. The rest of the proposed Processing and Non-Volatile Manufacturing Facility/Building (2,000 ft²) will be used for cannabis manufacturing activities, including CO₂ and solventless extraction.

The proposed flowering greenhouses will each be equipped with sixteen 640-watt LED horticultural lights. Each of the flowering greenhouses will contain 1,800 ft² of cannabis canopy with 10,240 watts of supplemental light, giving the proposed cultivation operation an average of 5.69 watts of supplemental light per square foot of canopy area. Therefore, the proposed cannabis cultivation operation is considered to be a Tier 1 Mixed-Light cultivation operation. The proposed greenhouses will be covered with a black plastic film when artificial light is being used, to prevent light from within the greenhouse structures from escaping.

The total cultivation area (as defined in Chapter 21, Article 27 of the Lake County Code) of the proposed cannabis cultivation, manufacturing, and distribution operation, will be 94,120 ft², including the thirty proposed 3,000 ft² greenhouses, a 120 ft² Pesticides & Agricultural Chemicals Storage Area (proposed wooden shed) and 4,000 ft² of the proposed Processing and Non-Volatile Manufacturing Facility/Building. All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at

Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°. The Project Property is serviced by Pacific Gas and Electric's electrical grid. After their Major Use Permit is issued, the Perkins will work with PG&E to obtain a new/improved Utility Service Connection that is adequate to service the proposed cannabis cultivation, manufacturing, and distribution operation.

Distribution

The Perkins' are also seeking to obtain a Type 11 Cannabis Distributor license, so that they may test, package, label, store, and transport cannabis products/goods ready for retail sale. The Perkins' proposed Distribution Facility will be established in the southwest corner of the Project Property, in an area that is zoned C-3 Service Commercial, and which is easily accessed directly from Soda Bay Road. Within the proposed Distribution Facility, there will be separate, designated secure spaces for cannabis products/goods storage, packaging, labeling, and loading activities. Processed cannabis batches and cannabis products batches, will be stored within the Cannabis Goods Storage Area of the proposed Distribution Facility, where they will be securely stored and sampled for testing per State of California requirements and standards. After a cannabis batch or cannabis goods batch has "passed" testing, it will be transferred to the Packaging and Labeling Area of the proposed Distribution Facility, where it will be packaged and labeled in preparation for distribution to State of California licensed Retail and Distribution facilities.

The Perkins' will utilize an unmarked, registered, and insured distribution vehicle/van to transport cannabis to and from their cultivation, manufacturing, and distribution operation. The distribution vehicle will only travel from the Project Property to the premises of licensed cannabis facilities, and back to the Project Property. The distribution vehicle will be locked and secured whenever it is not being loaded or unloaded, and it will never be left unattended while transporting cannabis. The distribution vehicle will be stored within the Loading/Unloading Area of the proposed Distribution Facility when not in use. The Perkins' and their employees will adhere to the reporting requirements of the California Cannabis Track-and-Trace system at all times, to record and report all cannabis transfers and movements.

SECTION – C

AIR QUALITY MANAGEMENT PLAN

Air Quality Management Plan

Purpose and Overview

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property), composed of two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building). The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will be located within the proposed Processing and Non-Volatile Manufacturing Facility, as well. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property.

The proposed cultivation areas will be located within 30' x 100' steel-framed greenhouse structures, with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°.

This Air Quality Management Plan (AQMP) is designed to promote the health, safety, welfare and environmental quality of the community, operational staff, and the Project Property. In-line with the directives of the Lake County Air Quality Management District, this AQMP includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to the County of Lake and the proper local agencies. This AQMP identifies equipment and activities that may cause odor, contaminants, or other air quality hazards, and measures that operational staff will be required to follow to mitigate/minimize the amount of air pollution and particulates generated from the proposed cultivation operation. This AQMP also includes an Odor Response Program that establishes responsible parties and procedures for operational staff to follow in the event of an odor complaint.

Equipment or Activities that May Cause the Issuance of Air Contaminants

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 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 applying gravel or crushed rock to the primary access roads and parking areas of the Project Property, by delaying ground disturbing activities until site conditions are not windy, by wetting soils with a mobile water tank and hose during ground disturbing activities, and by eliminating and/or covering soil stockpiles.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. Cyclical planting and harvesting practices will be implemented within the Mixed-Light cultivation areas to reduce the amount of mature/flowering plants, and the amount of cannabis being processed, at any given time. The ventilation systems of the proposed Processing and Non-Volatile Manufacturing Facility, as well as the proposed Distribution Facility, will be equipped with carbon filters/air scrubbers to mitigate odors emanating from the building.

No significant odor impacts are anticipated from the proposed cannabis cultivation, manufacturing, and distribution operation due to generous setbacks from public roads, property lines, and neighboring residences/outdoor activity areas, as well as the odor mitigation measures outlined above.

Monitoring and Maintenance

All air filtration and odor mitigation equipment of the proposed cultivation, manufacturing, and distribution operation will be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Processing and Non-Volatile Manufacturing Facility, as well as the proposed Distribution Facility, will be replaced each quarter. Accurate records will be logged of repairs and replacements to/of the ventilation and odor mitigation systems, and those records will be maintained onsite for at least three years.

Managerial staff will review all documentation pertaining to the performance of this AQMP annually, to determine if the risk of nuisance odors or other air contaminants are within acceptable tolerances, or if they can be mitigated further by implementing new best management practices or advanced mechanical systems. All data and information will be made available to Lake County and/or Lake County Air Quality Management District officials upon request.

Odor Response Program

A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. The Perkins will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The Perkins will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff.

When an odor complaint is received, the Community Liaison/Emergency Contact will immediately halt all odor producing activities on the Project Property and take action to determine the source of the odor for which the complaint was received. Then mitigation methods will be immediately implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include adding high pressure misting systems on the exhaust fans of the proposed greenhouses, servicing and/or upgrading the odor control filtration and ventilation systems of the proposed Processing/Manufacturing and Distribution Facilities, and/or the installation of additional air pollution/odor control equipment. High pressure misting systems work by forcing water through specialized nozzles to create micron water droplets that attract particles and increase ambient humidity around the cultivation area, reducing offsite drift (example attached). If necessary, an odor neutralizing solution can be added to the water supply of the high pressure misting systems to neutralize any odors emanating from the proposed cultivation area(s).

Community Liaison / Emergency Contact

The Community Liaison/Emergency Contact for the proposed cannabis cultivation, manufacturing, and distribution operation is Mr. Anthony "Tony" Perkins. Tony's cell phone number is (714) 588-4916, and his email address is ncdnb@hotmail.com. The residents and owners of all properties neighboring the Project Property, will have Tony's contact information before cannabis cultivation, manufacturing, or distribution activities begin.

SECTION – D

CULTURAL RESOURCES
EVALUATION

SECTION – E

BIOLOGICAL RESOURCES ASSESSMENT

SECTION – F

GROUNDS MANAGEMENT PLAN

Grounds Management Plan

Purpose and Overview

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property), composed of two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building). The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will be located within the proposed Processing and Non-Volatile Manufacturing Facility, as well. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property.

The proposed cultivation areas will be located within 30’ x 100’ steel-framed greenhouse structures, with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°.

This Grounds Management Plan is intended to ensure that the Project Property is well maintained in order to protect the public health, safety and welfare, as well as the natural environment of Lake County. This Grounds Management Plan outlines how the Perkins and their employees will properly store agricultural chemicals and equipment, manage solid waste, maintain roads and defensible space, and prevent the attraction, harborage, and proliferation of pests and diseases due to unsanitary conditions.

Chemicals Storage and Effluent

Chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile work environment inside the proposed Processing/Manufacturing and Distribution Facilities. All agricultural chemicals, when not in use, will be stored in their manufacturer’s original containers/packaging, undercover, and at least 150 feet from surface

water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (proposed wooden shed). Sanitation products will be stored in their manufacturer's original containers/packaging within secure metal cabinets inside the proposed Processing/Manufacturing and Distribution Facilities. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and Processing/Manufacturing and Distribution Facilities. No effluent is expected to be produced by the proposed cultivation operation.

Solid Waste Management

The types of solid waste that will be generated from the proposed cannabis cultivation, manufacturing, and distribution operation include gardening materials and wastes (such as used plastic seedling pots and spent plastic fertilizer/pesticide bags and bottles) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed Processing/Manufacturing and Distribution Facilities. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a trailer ("dump trailer"), and hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Lake County Waste Solutions Transfer Station and Recycling Center. Most, if not all, of the solid waste and recyclables generated by proposed commercial cannabis cultivation operation can and will be deposited there.

Site Maintenance

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation, manufacturing, and distribution operation to provide for visibility and security monitoring. Access roads and parking areas will be graveled and/or paved to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate stormwater runoff from access roads, parking areas, and the proposed cultivation operation.

Restrooms/washrooms, that discharge to a Lake County-permitted onsite wastewater treatment system (septic) designed by a licensed civil engineer with the capacity to handle/treat the anticipated wastewater discharges from the proposed cultivation, manufacturing, and

distribution operation, will be established within the proposed Processing/Manufacturing and Distribution Facilities. Staff will have access to the restrooms/washrooms of the proposed Processing/Manufacturing and Distribution Facilities whenever they are onsite.

Emergency Vehicle Access and Fire Safe Infrastructure

The Project Property is located within the Lakeport Fire Protection District. The Perkins will consult with the Lakeport Fire Protection District to establish the necessary infrastructure for fire suppression and emergency vehicle access. At a minimum, the following improvements will be established/developed:

- All access roads and parking areas will either be paved or covered with 6" of gravel to establish a surface capable of supporting fire apparatus weighing at least 75,000 pounds.
- Access roads will be widened to +20' and emergency vehicle turnaround areas will be established to provide easy ingress and egress for large emergency vehicles.
- The address(s) of the proposed cultivation, manufacturing, and distribution operation will be displayed on metal rectangles mounted to metal posts in a location that is visible and legible from at least 100 feet in both directions from Soda Bay Road. The numbers of the address(es) will be reflectorized, of a contrasting color (to the color of the metal rectangle), and have a height of at least 4 inches with 0.5 stroke.
- 5,000-gallon metal fire water storage tanks will be established adjacent to the proposed Processing/Manufacturing and Distribution Facilities. The metal fire water storage tanks will be connected to 2-foot high hydrants/fire valves equipped with 4-inch National Hose male thread and cap. The location of the hydrant/fire valve will be identified with a +3" reflectorized blue marker mounted to a 4-foot tall/high metal post.
- No flammable vegetation will be allowed within 30 feet of the buildings/structures, metal fire water storage tanks, and hydrants/fire valves of the proposed cultivation, manufacturing, and distribution operation.
- 100 feet of defensible space will be maintained around the proposed cultivation, manufacturing, and distribution operation, by regularly mowing grasses to a maximum height of 4 inches, creating and maintaining space between shrubs and trees, and by removing all tree branches and other ladder fuels within 6 feet of the ground surface.

SECTION – G

SECURITY MANAGEMENT PLAN

Security Management Plan

Purpose and Overview

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property), composed of two A-Type 3B "Medium Mixed-Light Tier 1" Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B "Medium Mixed-Light Tier 1" Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building). The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will be located within the proposed Processing and Non-Volatile Manufacturing Facility, as well. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property.

The proposed cultivation areas will be located within 30' x 100' steel-framed greenhouse structures, with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°.

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/by the proposed cultivation operation to prevent unauthorized access and theft or diversion of cannabis, a description of the proposed video surveillance system, and protocols that will be followed to ensure overall site security.

Secured Entry and Access

The Project Property is accessed via Soda Bay Road and a private gravel and native soil surfaced access road off of Soda Bay Road. Locking metal gates will control access to the project Property from Soda Bay Road. All gates will be closed and secured with heavy duty chains and commercial grade padlocks outside of core operating/business hours (8am to 6pm) and whenever the Perkins or their managerial staff are not present.

The doors of the buildings/structures of the proposed cultivation, manufacturing, and distribution operation will be secured with commercial grade locks whenever the Perkins or their staff are not present. The proposed Processing/Manufacturing and Distribution Facilities will be equipped with alarm systems that cover all possible entry points. The alarm system will notify off-site security monitors and the Perkins in the event of a breach. All entry/access points will be equipped with security lights and cameras capable of recording the face of each person that enters and exits the buildings.

100 feet of defensible space (vegetation management) will be established and maintained around the proposed cultivation areas and associated facilities for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms and security lights will be installed at the metal gates controlling access to the proposed cultivation, manufacturing, and distribution operation, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights and cameras will be installed above the entrances/exits to the proposed greenhouses, as well as on all external corners of the proposed Processing/Manufacturing and Distribution Facilities. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Personnel will be instructed to notify managerial staff immediately if/when suspicious activity is detected. Managerial staff will investigate the suspicious activity for potential threats, issues, or concerns. Managerial staff will contact the Lake County Sheriff's Office immediately if/when a threat is detected. When a visitor arrives at the proposed cultivation, manufacturing, and distribution operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of the Perkins' managerial staff. The staff member will verify the visitor's identification and appropriate documentation/credentials. They will then be assigned an escort to show the visitor to the appropriate area(s), in accordance to their approved itinerary. No visitors will ever be left unattended.

Video Surveillance

The Perkins will use a color capable closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in all sensitive areas. All cameras will be equipped with motion sensing technology to activate the cameras when motion is detected, and all cameras (exterior and interior) will be waterproof. The CCTV system will feed into a Monitoring and Recording Stations inside Security Rooms within the proposed Processing/Manufacturing and Distribution Facilities, where video from the CCTV system will be digitally recorded. Video recordings will display the current date and time, and all recordings will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape. Video management software of the Monitoring and Recording Stations will be capable of supporting remote access, and will be equipped with a failure notification systems that immediately notify the Perkins and their managerial staff of any interruptions or failures. All sensitive areas covered by the video surveillance system will have adequate lighting to illuminate the camera's field of vision.

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

- Perimeter of the proposed cultivation, manufacturing, and distribution operation;
- Interior and exterior of all entryways and exits to the proposed greenhouses (cultivation areas), Processing/Manufacturing, and Distribution Facilities; and
- Interior and exterior of the proposed Security Centers (within the proposed Processing/Manufacturing, and Distribution Facilities).

Diversion/Theft Prevention

All personnel will be required to undergo a criminal background check with the Lake County Sheriff's Office. Visitors and personnel will be required to sign-in and sign-out each day, and record the areas in which they worked and the tasks they were assigned. Personnel will be required to store personal items (except for food, water, and drinks) in their vehicles throughout their shift.

The Perkins and their staff will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All personnel will be trained in the requirements of the CCTT system, and all cannabis transfers/movement will be reported through the CCTT system. At least one member of Perkins' managerial staff will be a designated track-and-trace system administrator. A track-and-trace system administrator will supervise all tasks with high potential for diversion/theft, and will document which personnel took part in the task(s). In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

Community Liaison and Emergency Contact

A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Perkins will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The Perkins 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 and the reason for the complaint, then take action to resolve the issue (see the Odor Response Program in the Air Quality section of this Property Management Plan for odor related complaints/issues). A tally and summary of complaints/issues will be provided in the Perkins' annual Performance Review Report.

The Community Liaison/Emergency Contact for the proposed cannabis cultivation, manufacturing, and distribution operation is Mr. Anthony "Tony" Perkins. Tony's cell phone number is (714) 588-4916, and his email address is ncdnb@hotmail.com. The residents and owners of all properties neighboring the Project Property, as well as the Lake County Sheriff's Office, will have Tony's contact information before cannabis cultivation, manufacturing, or distribution activities begin.

SECTION – H

STORM WATER MANAGEMENT PLAN

Storm Water Management Plan

Purpose and Overview

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property), composed of two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building). The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will be located within the proposed Processing and Non-Volatile Manufacturing Facility, as well. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property.

The proposed cultivation areas will be located within 30' x 100' steel-framed greenhouse structures, with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°.

The intent/purpose of this Storm Water Management Plan is to protect the water quality of the surface and stormwater management systems managed by Lake County, and to evaluate the impact on downstream property owners. The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 103,320 ft² (5.4% of the Project Property) through the installation/construction of thirty 3,000 ft² greenhouse structures, a 120 ft² wooden shed (Pesticides & Agricultural Chemicals Storage Area), a 6,000 ft² metal building on a concrete slab (proposed Processing and Non-Volatile Manufacturing Facility), a 2,400 ft² metal building on a concrete slab (proposed Distribution Facility), and ~2,400 ft² of paved road and parking area associated with the proposed Distribution Facility. The parking lot associated with the proposed Processing and Non-Volatile Manufacturing Facility, will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.

The Perkins will focus on low impact development (LID) and “green” stormwater management infrastructure to achieve permanent stabilization post site development as quickly as possible. LID practices utilizing “green” infrastructure will manage storm water by minimizing impervious

surfaces, maintaining, preserving, and enhancing existing vegetation, and by using natural systems to filter and infiltrate stormwater into the ground. LID with “green” storm water infrastructure is cost competitive with traditional storm water management infrastructure/practices, while providing numerous other long-term benefits, such as improved water quality, ecosystem enhancement, and preserved/improved aesthetics. The stormwater management measures outlined in this Storm Water Management Plan meet and/or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code).

Receiving Water Bodies and Infrastructure

The Project Property is located in the northwestern portion of Big Valley, within the Manning Creek-Frontal Clear Lake Watershed (HUC12). Topography of the Project Property is flat, with elevations ranging between 1,335 and 1,365 feet above mean sea level. Manning Creek, a perennial Class I watercourse, flows from east to west through the southern portion of the Project Property, then from south to north along the western boundary of the Project Property. An unnamed intermittent Class II watercourse forms in the northeast corner of the Project Property, and flows north into Clear Lake. There is also a manmade off-stream water storage reservoir in the northwest corner of the Project Property, which is/will be used to store water for the existing onsite vineyard and proposed cannabis cultivation operation. All cannabis cultivation, manufacturing, and distribution activities will occur more than 150 feet from these surface water bodies.

The Project Property is accessed via Soda Bay Road and a private gravel and native soil surfaced access road off of Soda Bay Road. The gravel and native soil surfaced access road used to access the Project Property from Soda Bay Road, passes over Manning Creek via a metal bridge with concrete abutments. This is the only watercourse crossing on the Project Parcel. Stormwater runoff from the structures of the proposed cultivation, manufacturing, and distribution operation will be discharged to the surrounding grassy fields and vineyard areas, where it will infiltrate into the porous soils of the Project Property. Development of the proposed cultivation operation, with the implementation of the LID practices and erosion and sediment control measures outlined below, should not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Ground Disturbance and Grading

Soils on the Project Property in the area of the proposed cultivation, manufacturing, and distribution operation are identified as Cole variant clay loam and Still gravelly loam by the NRCS Web Soil Survey (attached), and characterized as well-drained gravelly and clay loams derived from alluvium. The proposed cultivation, manufacturing, and distribution operation will increase the impervious surface area of the Project Property by approximately 103,320 ft² (5.4% of the

Project Property) through the installation/construction of thirty 3,000 ft² greenhouse structures, a 120 ft² wooden shed, a 6,000 ft² metal building on a concrete slab, a 2,400 ft² metal building on a concrete slab, and ~2,400 ft² of paved road and parking area. The parking lot associated with the proposed Processing and Non-Volatile Manufacturing Facility, will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.

The majority of the ground disturbance associated with development of the proposed cultivation, manufacturing, and distribution operation will occur within the footprint of an existing onsite vineyard and industrial hemp farm. Approximately one acre of non-native annual grassland will be disturbed to develop the proposed Distribution Facility with associated paved access road and parking area. Stormwater runoff from the proposed Distribution Facility and associated paved access road and parking area, will discharge to well-vegetated areas surrounding and adjacent to the proposed cultivation, manufacturing, and distribution operation.

Erosion and Sediment Control Measures

Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All cannabis cultivation, manufacturing, and distribution related structures will be located more than 150 feet from the nearest surface water bodies, and stormwater runoff from the structures will be discharged to the well-vegetated buffers surrounding the proposed cultivation, manufacturing, and distribution operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of the exposed soil prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles will be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. 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. The Perkins and/or their managerial staff will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Regulatory Compliance (Stormwater)

The Project Parcel was 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 in October of 2020. Site Management and Nitrogen Management Plans will be developed for the proposed cultivation operation, and submitted to the Central Valley Regional Water Quality

Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order.

The stormwater management measures outlined above meet or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code). Development of the proposed cultivation, manufacturing, and distribution operation, with the implementation of the LID practices and erosion and sediment control measures outlined above, coupled with the porous soils of the Project Property, should not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Storm Water Management Monitoring and Reporting

The following are the Monitoring and Reporting Requirements for the 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 1st 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 numbers and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. The transmittal letter shall contain the following penalty of perjury statement and shall be signed by the Discharger or the Discharger's authorized agent:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

The Perkins will adhere to these monitoring requirements to maintain compliance with the Cannabis General Order, and will be happy to provide a copy of their Annual Monitoring Report to Lake County Officials if requested.

Cannabis Vegetative Material Waste Management

Cannabis Waste

“Cannabis waste” is an organic waste, as defined in Section 42649.8(c) of the Public Resources Code. Cannabis waste generated from the proposed cannabis cultivation operation will be limited to cannabis plant leaves and stems. All other parts of cannabis plants cultivated at this site will be transferred to a State of California-licensed Distributor for distribution to State of California-licensed Retailers, Manufacturers, and other Distributors. The proposed cannabis cultivation operation should generate approximately 400 pounds of dried cannabis waste each year. All cannabis waste will be composted onsite.

Cannabis Waste Composting

All cannabis waste generated from the proposed cultivation operation will be composted on-site and in compliance with Title 14 of the California Code of Regulations at Division 7, Chapter 3.1. Cannabis waste will be ripped/shredded and placed in the designated composting areas. In the designated composting areas, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation/canopy areas as a soil amendment.

Cannabis Waste Records/Documentation

Cannabis waste generated from the proposed cannabis cultivation operation will be identified, weighed, and tracked while onsite. All required information pertaining to cannabis waste will be entered into the State of California Cannabis Track-and-Trace (CCTT) system. The Perkins and their managerial staff will maintain accurate and comprehensive records regarding cannabis waste generation that will account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste. All records will be kept on-site for seven (7) years and will be made available during inspections.

Growing Medium Management

Growing Medium Overview

The growing medium of the proposed cannabis cultivation/canopy areas will be composed of an above grade organic soilless growing medium (composed mostly of composted forest material), in garden beds and nursery pots. The organic soilless growing medium of each garden bed/pot will be amended and reused annually. The Perkins will only use low salt fertilizers, so that salts do not accumulate within the organic soilless growing medium of the proposed cultivation areas, rendering it unusable.

Growing Medium Waste

Ideally, the growing medium of the cultivation areas will be amended and reused each year/cultivation season. In the event of a root and/or soil borne pest infestation, the infested soil will be removed from the cultivation area(s), quarantined, treated with a pesticide that targets the infestation and that is approved for use in cannabis cultivation by the California Department of Food and Agriculture, then incorporated with compost in the designated composting area. After composting, the treated soil will be reintroduced to the proposed outdoor cultivation area as a soil amendment. No growing medium waste should be generated from the proposed cannabis cultivation operation (all growing medium should be recycled/reused).

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
125	Cole variant clay loam, calcareous substratum	28.3	35.1%
233	Still loam, stratified substratum	29.2	36.3%
234	Still gravelly loam	22.9	28.4%
256	Water	0.2	0.2%
Totals for Area of Interest		80.6	100.0%

Central Valley Regional Water Quality Control Board

23 October 2020

WDID: 5S17CC429168

DISCHARGER/LANDOWNER

Anthony Perkins
2331 Cynthia Court
Costa Mesa, CA 92627

NOTICE OF APPLICABILITY, WATER QUALITY ORDER WQ-2019-0001-DWQ, ANTHONY PERKINS, APN 008-001-080-000, 008-001-090-000, LAKE COUNTY

Anthony Perkins (hereafter "Discharger and Landowner") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on 23 September 2020, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2019-0001-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **5S17CC429168**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Central Valley Regional Water Quality Control Board (Central Valley Water Board) will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA, including non-payment of annual fees.

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater than 2,000 square feet and less than 1 acre (43,560 square feet), no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than 1 acre.

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 1, low risk.

2. SITE-SPECIFIC REQUIREMENTS

[The Policy and General Order](http://www.waterboards.ca.gov/cannabis) are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

1. A *Site Management Plan* must be submitted within 90 days of applying for enrollment in the General Order; this deadline falls on **22 December 2020**. For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. For more information on the requirements to submit a *Site Management Plan*, see General Order Provision C.1.a, and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of a *Site Management Plan*. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Central Valley Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Central Valley Water Board in developing a compliance schedule as described in Attachment A of the General Order. You are not required to use a Qualified Professional for developing the *Site Management Plan*. However, you are required to submit the *Site Management Plan* to Central Valley Water Board staff for approval prior to any site development.
2. A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the Monitoring and Reporting Program (MRP). Attachment B of the General Order provides guidance on the contents for the annual reporting requirement. Annual reports shall be submitted to the Central Valley Water Board by March 1 following the year being monitored. The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Central Valley Water Board's Executive Officer or the State Water Board's Chief Deputy Director, or Deputy Director.

5. ANNUAL FEE

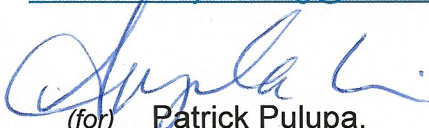
According to the information submitted, the discharge is classified as Tier 1, low risk with the current annual fee assessed at \$600. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice of Termination, including a *Site Closure Report* at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Central Valley Water Board reserves the right to inspect the site before approving a NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify Central Valley Water Board staff by telephone at 530-224-4845 so that a site-specific compliance schedule can be developed.

All monitoring reports, submittals, discharge notifications, and questions regarding compliance and enforcement should be directed to centralvalleyredding@waterboards.ca.gov or 530-224-4845.


(for) Patrick Pulupa,
Executive Officer

JF: mb

cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
Mark Roberts, Lake County Planning Department, Lakeport

SECTION – I

WATER USE MANAGEMENT PLAN

Water Use Management Plan

Purpose and Overview

Anthony and Matsuki Perkins are seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 Soda Bay Road near Lakeport, California on Lake County APNs 008-001-08 & 09 (Project Property), composed of two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types, an A-Type 6 Non-Volatile Cannabis Manufacturing License Type, and an A-Type 11 Cannabis Distributor License Type. The two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation License Types will be composed of thirty (30) proposed 3,000 ft² greenhouses (15 for each license type) and a proposed 6,000 ft² Processing and Non-Volatile Manufacturing Facility (metal building). The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will be located within the proposed Processing and Non-Volatile Manufacturing Facility, as well. The A-Type 11 Cannabis Distributor License Type will be located within a proposed 2,400 ft² Distribution Facility (metal building) ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property.

The proposed cultivation areas will be located within 30' x 100' steel-framed greenhouse structures, with 6 mil polyethylene film coverings and polycarbonate covered end walls, equipped with LED horticultural lights and mechanical light deprivation systems. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems (to conserve water resources). All water for the proposed cannabis cultivation, manufacturing, and distribution operation will come from two existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°.

This Water Use Management Plan (WUMP) 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 WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. Also included in this WUMP is a description of the Water Resources of the Project Property, and a Water Availability Analysis.

Description of Water Resources

Surface Water

The Project Property is located in the northwestern portion of Big Valley, within the Manning Creek-Frontal Clear Lake Watershed (HUC12). Topography of the Project Property is flat, with elevations ranging between 1,335 and 1,365 feet above mean sea level. Manning Creek, a perennial Class I watercourse, flows from east to west through the southern portion of the Project Property, then from south to north along the western boundary of the Project Property. An unnamed intermittent Class II watercourse forms in the northeast corner of the Project Property, and flows north into Clear Lake. There is also a manmade off-stream water storage reservoir in the northwest corner of the Project Property, which is/will be used to store water for the existing onsite vineyard and proposed cannabis cultivation operation. All cannabis cultivation, manufacturing, and distribution activities will occur more than 150 feet from these surface water bodies.

Groundwater

Soils on the Project Property in the area of the proposed cultivation, manufacturing, and distribution operation are identified as Cole variant clay loam and Still gravelly loam by the NRCS Web Soil Survey (attached), and characterized as well-drained gravelly and clay loams derived from alluvium. The United States Geological Survey Map of the Ukiah Quadrangle defines the area in the vicinity of the Project Property as Alluvium. The Project Property is located in the northwestern portion of the Big Valley Groundwater Basin/Scotts Valley Groundwater Management Plan Area, as identified in the 2006 Lake County Groundwater Management Plan. There are two existing groundwater wells on the Project Property, located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209°, which will serve as the primary water sources for the proposed cannabis cultivation operation.

Water Resources Protection

The Perkins will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Access roads and parking areas will be paved or graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation, manufacturing, and distribution operation.

Restrooms/washrooms, that discharge to a Lake County-permitted onsite wastewater treatment system (septic) designed by a licensed civil engineer with the capacity to handle/treat the anticipated wastewater discharges from the proposed cultivation, manufacturing, and distribution operation, will be established within the proposed Processing/Manufacturing and

Distribution Facilities. Staff will have access to the restrooms/washrooms of the proposed Processing/Manufacturing and Distribution Facilities whenever they are onsite. The Project Property was 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 in October of 2020. Site Management Plans will be developed for the proposed cultivation, manufacturing, and distribution operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The Perkins will maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating.

Water Sources and Storage

The existing onsite groundwater wells located at Latitude 39.01739° & Longitude -122.90538° and Latitude 39.01579° & Longitude -122.90209° will serve as the primary water sources for the proposed cultivation operation. NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meters and Well Watch 670 sonic water level meters equipped with data logging capabilities, will be installed on the water supply groundwater wells, to monitor the volume of water coming from the wells and the water level in the wells. Following installation of this equipment, a 4-hour well performance test will be performed to thoroughly evaluate the production capacity of the well.

The manmade off-stream water storage reservoir in the northwest corner of the Project Property is capable of storing +4 acre feet (+1,303,000 gallons) of water. The Perkins fill the manmade off-stream water storage reservoir with water from the groundwater well located at Latitude 39.01579° & Longitude -122.90209°. When they fill the manmade off-stream water storage reservoir, they pump this well at +300 gallons per minute for several hours, without any interruptions/disruptions in production. Water stored within the reservoir will be available for the cannabis cultivation operation if and when it is needed.

Irrigation

From the CalCannabis Cultivation Licensing Program's Final Programmatic Environmental Impact Report (PEIR):

"According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was

27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4 acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year's entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year."

The Perkins' proposed cultivation practices are similar to commercial heirloom tomato production, with an estimated water use requirement of 35 inches per year. The proposed mixed-light cannabis cultivation area is 90,000 ft² with an expected total annual water use requirement of ~6 acre-feet or ~1,955,000 gallons. The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet.

March	April	May	June	July	August	September	October	November	December
65,170	130,340	195,510	260,680	195,510	260,680	260,680	260,680	195,510	130,340
0.2	0.4	0.6	0.8	0.06	0.8	0.8	0.8	0.6	0.4

In addition to the two existing onsite groundwater wells, the Perkins will use the +4 acre-foot (+1,303,000 gallons) manmade off-stream water storage reservoir to provide additional stored water for irrigation purposes/uses. The Perkins will also establish two 5,000-gallon metal fire water storage tanks on the Project Property to store and provide water for the fire protection/suppression needs of the proposed cultivation, manufacturing, and distribution operation. Water will be pumped from the existing onsite groundwater wells and manmade off-stream water storage reservoir to the irrigation systems of the proposed cultivation/canopy areas via PVC water supply lines. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The Perkins will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request.

Water Availability Analysis

The existing onsite groundwater wells will serve as the primary water source for the proposed cultivation operation, with the +4 acre-foot manmade off-stream water storage reservoir serving as a backup water source. NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meters and a Well Watch 670 sonic water level meters equipped with data logging capabilities, will be installed on the groundwater wells to monitor volume of water coming from this wells and the water level in the wells. The groundwater well located at Latitude 39.01579° & Longitude -122.90209° is pumped each year at +300 gallons per minute for several hours to fill

the manmade off-stream water storage reservoir, without any interruptions/disruptions in production. The peak anticipated daily demand for water of the proposed cultivation operation is ~8,690 gallons per day, which equates to a need for the water supply well to produce at least 6.1 gallons per minute over a 24 hour period. There is little doubt that the existing onsite groundwater wells will be able to produce at least 6.1 gallons per minute on the hottest driest days in the latest part of the summer when irrigation water is needed most. Additionally, the proposed cultivation, manufacturing, and distribution operation will have more than a million gallons of stored water, ready for use should it be needed.

Water Conservation

Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources:

- Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.
- Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.
- Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).
- Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas.
- Install float valves on all water storage tanks to keep them from overflowing onto the ground.

Monitoring and Reporting

NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meters and Well Watch 670 sonic water level meters equipped with data logging capabilities, will be installed on the existing water supply groundwater wells of the Project Property. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the wells and the proposed cultivation/canopy areas. The Perkins will record daily water meter and water level readings, and will maintain those records onsite for a minimum of five years. The Perkins will make those records available to Water Boards, CDFW, and Lake County staff upon request.

ORIGINAL
File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do Not Fill In

No 128707

State Well No. ~~CONFIDENTIAL LOG~~

Other ~~Water Code Sec. 13752~~

(2) LOCATION OF WELL:

County LAKE Owner's number, if any

Township, Range, and Section 14N, 9W, 31

Distance from cities, roads, railroads, etc. 1/4 mile N Soda Bay

ROAD ON E SIDE OF PROPERTY

(3) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Destroying ☐

If destruction, describe material and procedure in Item 11.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐

Irrigation ☒ Test Well ☐ Other ☐

(5) EQUIPMENT:

Rotary ☐

Cable ☒

Other ☐

(6) CASING INSTALLED:

STEEL:

OTHER:

SINGLE ☒ DOUBLE ☐

If gravel packed

From ft.	To ft.	Diam.	Gate or Wall
0	72	12 IN.	250
82	88	12 IN.	250

Diameter of Bore	From ft.	To ft.

Size of shoe or well ring:

Size of gravel:

Describe joint Butt Weld

(7) PERFORATIONS OR SCREEN: *

Type of perforation or name of screen

From ft.	To ft.	Perf. per row	Rows per ft.	Size in. x in.
72	82			

*
10 FT. JOHNSON WATERMARK 304
STAINLESS STEEL SCREEN
200 SLOT

(8) CONSTRUCTION:

Was a surface sanitary seal provided? Yes ☒ No ☐ To what depth 10 ft.

Were any strata sealed against pollution? Yes ☐ No ☒ If yes, note depth of strata

From ft. to ft.

From ft. to ft.

Method of sealing Neat Cement

(9) WATER LEVELS:

Depth at which water was first found, if known 15 ft.

Standing level before perforating, if known ft.

Standing level after perforating and developing 25 ft.

(10) WELL TESTS:

Was pump test made? Yes ☐ No ☒ If yes, by whom?

Field: 385 gal./min. with 30 ft. drawdown after 1 hrs.

Temperature of water COOL Was a chemical analysis made? Yes ☐ No ☒

Was electric log made of well? Yes ☐ No ☒ If yes, attach copy

(11) WELL LOG:

Total depth 100 ft. Depth of completed well 88 ft.

Formation: Describe by color, character, size of material, and structure

0 - 9 SOIL ft.

9 - 12 STICKY BLUE CLAY

12 - 40 SANDY BLUE CLAY

40 - 52 BLUE CLAY + GRAVEL

52 - 72 STICKY BLUE CLAY

72 - 78 CEMENTED GRAVEL-BLUE

78 - 78 1/2 VOLCANIC GRAVEL

78 1/2 - 82 BLUE GRAVEL

82 - 100 BLUE CLAY - SANDY

CONFIDENTIAL LOG

Water Code Sec. 13752

Work started 10-11 19 74, Completed 10-18 19 74

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Willits Drilling

(Person, firm, or corporation) - (Typed or printed)

Address 100 South Street

Willits, CA 95470

[SIGNED] Robert Chase
(Well Driller)

License No. 304165 Dated 10-19, 19 74

SKETCH LOCATION OF WELL ON REVERSE SIDE

413701

LOCAL DESIGNATION

LOG

~~NY 100-104734-13752~~

LOCATION.

OWNER.

DATE COMPLETED.

DIAMETER OF CASING.

DRILLED BY:

SOURCE OF INFORMATION.

INSPECTED WHILE DRILLING.

SEE FILE NO.

SURFACE ELEVATION.

SKETCH[illegible]

FOR FIELD COPIES USE ALTERNATE LINES

LOG OBTAINED BY:

DATE _____

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

State No. 14N/9W-3101

WELL DATA

Owner _____ State No. _____
Address _____ Other No. _____
Tenant _____
Address _____

Type of Well: Hydrograph ☐ Key ☐ Index ☐ Semiannual ☐
Locations: County Lake Basin Kelseyville No. _____
U.S.G.S. Quad. Lakeport Quad. No. 5-191C
1/4 _____ 1/4 Section _____, Twp. _____, Rge. _____
MD
SB Base & Meridian
H

Description on N bank Manning Cr. 0.3 mi N and 0.10 mi W of bridge on Hwy 29 over Manning Cr. In metal PH.

Reference Point description _____

which is _____ ft. above land surface. Ground Elevation _____ ft.
below

Reference Point Elev. _____ ft. Determined from _____

Well: Use Not used Condition _____ Depth 107 ft.

Casing, size 12 in., perforations _____

Measurements By: DWR ☐ USGS ☐ USBR ☐ County ☐ Irr. Dist. ☐ Water Dist. ☐ Cons. Dist. ☐

Chief Aquifer: Name _____ Depth to Top Aq. _____ Depth to Bot. Aq. _____

Type of Material _____ Perm. Rating _____ Thickness _____

Gravel Packed? Yes ☐ No ☐ Depth to Top Gr. _____ Depth to Bot. Gr. _____

Supp. Aquifer _____ Depth to Top Aq. _____ Depth to Bot. Aq. _____

Driller Hummel

Date drilled 1943 Log, filed SFBD-LAKE COUNTY LOGS open (1) ☒ confidential (2) _____

Equipment: Pump, type _____ make _____

Serial No. _____ Size of discharge pipe _____ in. Water Analysis: Min. (1) _____ San. (2) _____ H.M. (3) _____

Power, Kind _____ Make _____ Water Levels available: Yes (1) _____ No _____

H. P. _____ Motor Serial No. _____ Period of Record: Begin 10-28-49 End _____

Elec. Meter No. _____ Transformer No. _____ Collecting Agency: DWR

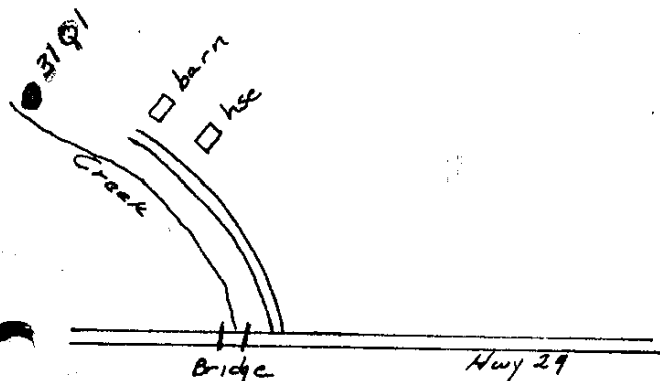
Yield 365 G.P.M. Pumping level _____ ft. Prod. Rec. (1) _____ Pump Test (2) _____ Yield (3) _____

SKETCH



REMARKS

6/12 PH. locked



Recorded by: _____

Date _____

Dist.
R. P. to
Water

Water
Elev.

Obscr.

Channel Pressure
Pumphouse Locks

W.H.P.

97.2

97.2

97.2

97.2

NAME *U. Reynolds*

P.W.R.# *14931D*

OTHER #

METER #

REF. POINT

Pumphouse locked

ELEV. OF REF. POINT:

Pump test Sta. 70036

11

WELL DATA

Log
0-75' blue clay
75-107' blue sand + gravel

Elev. Ref. Pt.

[illegible]