

MIGHTY TASTY FARMS
PROPERTY MANAGEMENT PLAN

Project Location

19697 & 19713 East Rd.,
Lower Lake, CA 95457

Project Parcels

Lake County APNs
012-049-17 & 012-049-18

Project Manager:

Pat Smythe

March 19, 2020

TABLE OF CONTENTS

Project Description	2-5
Supplemental Data for Initial Study	6-11
Air Quality	12-14
Grounds.....	15
Security	16-18
Stormwater Management.....	19-21
Water Use.....	22-25

Official Authorization

Mighty Tasty Farms authorizes the County of Lake to seek verification of the information contained within the Use Permit Application package for the proposed cannabis cultivation operation at 19697 & 19713 East Rd., Lower Lake, CA. All information contained in this Use Permit Application package is currently available for viewing and will remain viewable in a physical and digital format given to the County of Lake and kept at the project site.

Project Description

Mighty Tasty Farms (MTF) is seeking a major use permit to obtain one A-Type 3 "outdoor" License, one A-Type 3B "Mixed-Light" License, and a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 41,796 ft² of commercial cannabis canopy area, with a total of 43,981 ft² of cultivation area at 19697 & 19713 East Rd., Lower Lake on Lake County APN's 012-049-17 & 18. Breaking down the grow types: 32,076 s.f. of mature cannabis cultivation will take place outdoors and 9,720 s.f. of mature cannabis cultivation will take place in 3 greenhouses (30' x 108' each). The project proposes a 385 s.f. storage area and a 1,225 s.f. concrete water tank pad to hold (9) 1,500-gallon water storage tanks and (3) 3,500-gallon water storage tanks on it. The project site will utilize a 30' x 60' processing facility which has been permitted and is currently being built. The processing facility will contain cannabis processing activities such as drying, trimming, curing, and packaging and not to be used as a base of daily operations. The Storage area will be designated for fertilizers, pesticides and gardening tools. The facility will also be used as an office with a private security room and include restrooms for all managers onsite. At this time Mighty Tasty Farms will not be hiring employees but will be adding additional owners who will work on the project as well. The site also has an existing dwelling unit where the property owner lives. There is also existing 3,000 s.f. accessory structure which was previously permitted and will not be used as part of the proposed project.

The applicant Pat Smythe is the property owner and project manager. The total acreage of the 2 parcels is 56.15 acres. The project parcels are zoned RL-W; Rural Land - Wetlands. The parcel is located at the end of East Rd, with Steinhart Lakes as the key defining feature within the area and lies within the Soda Creek Watershed (HUC 10). Steinhart Lakes Pond (NHD/DFG Water ID: 130951034) a vernal pool indicated on the NHD map layer utilized by California resource agencies via CNDDDB and the Federal NWI map layer, can be found on the southern border of the properties. The proposed projects cultivation site is located roughly 240 feet away from the top of vernal pool. There are no other watercourses on the property and no water diversion will take place. The past and present land use of the property are residential and agricultural.

The growing medium of the proposed outdoor cultivation area will be composed of an amended native soil mixture in 200 gallon above ground grow bags, in full sunlight, with drip irrigation systems supplying water and nutrients for the 32,076 s.f. Outdoor grow. The entire outdoor cultivation area will be enclosed at 43,560 s.f. with a 6-foot tall black chain link fence with privacy mesh where necessary to screen the cultivation area(s) from public view. The Mixed-light cultivation will take place to the west of the outdoor cultivation, inside of the 3 greenhouses which are made of galvanized steel frames with 6 mil polyethylene film coverings and with artificial lighting less than 25 watts per square foot. Each greenhouse is 3,240 s.f. For a total canopy area of mixed light totaling 9,720 s.f., which will be surrounded by a chain link fence. The growing medium used outdoors will utilize 45 gallon above ground grow bags with drip irrigation system delivering water and nutrients. Mighty Tasty Farms will be fully organic using mostly dry fertilizers with some additional liquid fertilizers for their cultivation. The dry fertilizers being used include: Max Sea, Beastie Bloom, and Cha ching. The liquid fertilizers being used will be Rapid start and Cal Mag Plus. Might Tasty Farms operations will be using fertilizers and pesticides that are only in compliance with the California Department of Food and Agriculture and CEPA for use on cannabis plants. These substances will be stored in the secure Storage building within their manufacturer's original containers and placed within secondary containment structures.

The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. There is an existing well to the south cultivation site and MTF proposes another well

which will be located to the east of the cultivation site. The well will pump underground to transport the water to (9) 1,500-gallon water storage tanks and (3) 3,500-gallon water storage tanks. The property is very flat, greatly reducing stormwater concerns, however, to add additional stormwater/sediment runoff into the vernal pool straw wattles will be placed along the southern border of the cultivation site. A well vegetated buffer will also be maintained between the cultivation site and the vernal pool.

A Biological Assessment for a portion of Mighty Tasty Farms site was completed on July 23, 2019, prepared by Natural Investigations Company Inc. located at 3104 O Street, #221, Sacramento, CA 95816. The results of the Biological Assessment are described below, however for the complete results please see the attached report.

- Four special-status plant species are reported by the CNDDDB to occur within the vernal pool mapped within the study area. However due to the cannabis cultivation being located over 250 feet away from the vernal pool, no impacts on these species are likely to occur and no mitigation is required. If clearing of natural habitat is performed in the future, a special status species survey is recommended.
- The study area is within the designated critical habitat for slender Orcutt grass around the vernal pool. However due to the cannabis cultivation being located over 250 feet away from the vernal pool, the project will not interfere substantially with the movement of any native resident or migratory species. No commercial tree species are being removed, and 1 gray pine will be removed. The project does not conflict with the provisions of any government habitat conservation plans; therefore, no mitigations are necessary. If additional trees are removed in the future, a pre-construction nesting bird survey is recommended.
- There is one water source within the study area: a vernal pool. The operation is over 250 feet away and has enrolled with the Water Board, therefore no impacts were identified, and no mitigation measures are proposed. It is recommended that a formal delineation of the jurisdictional waters be performed if any construction is performed near the vernal pool.
- The study area contains suitable nesting habitats for various bird species; however, no nests or nesting activity was observed. Implementation of this proposed project with its current proposed cultivation will have no impact on the riparian or marsh habitat, however if additional trees are to be removed an inspection by a biologist is recommended. If active nests or nesting activity is found a buffer should be implemented based on the biologist's recommendations.

A Cultural Resource Evaluation for two 40-acre parcels on east road, lower lake was completed June 22, 2015 prepared by Dr. John Parker, RPA. The two parcels in the investigation were for a Parcel Map created by the same property owner as the applicant for this proposed project; Mr. Smythe. The study determined that no significant historic or prehistoric cultural resources exist on the parcels. Please see attached study for full results and recommendations. Mighty Tasty 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.

Mighty Tasty Farms site will not require a high amount of electricity as they will be cultivating an acre outdoor using all-natural sunlight, and 9,720 s.f. of mixed light with artificial lighting below 25 watts per square foot, therefore all electricity needed for the project at this time will be supplied from PG&E and mainly for the processing facility as well as the security system. The 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 Mighty Tasty Farms is currently being operated and managed by Mr. Pat Smythe who is also the owner and applicant. All of Mighty Tasty Farms future owners 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, Mr. Pat Smythe, will be available to contact 24 hours a day, seven days a week, including holidays.

The Project Property is accessed directly off of East Rd in Lower Lake. The access driveway to the existing home is roughly 800 feet long. At the end of the access driveway, before the house, is a road that leads to the cultivation area roughly 300 feet away. The access driveways meet the SRA's driveway standards, which will be verified by the building department's normal pre-completion inspection. The access driveway to the parcel currently has an electric gate with an emergency Knox Box access on it. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever MTF personnel are not present. The electric gate is currently secured at all times and only able to be accessed by MTF personnel, with a Knox Box to allow 24/7 access for emergency services. Only approved Mighty Tasty Farms managerial staff and emergency service providers are able to unlock the gates on the Project Property. The project will include a 6 ft tall black chain link fence around the entire cultivation area with a privacy mesh screen and mounted with security cameras.

As MTF is applying for a Type-13 Self-Transport Distribution license, there will be a dedicated loading zone in the parking lot adjacent to the processing facility. MTF 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.

Mighty Tasty Farms will begin planting for early activation as soon as the Early Activation Conditions are approved. Assuming Early Activation is approved after January 2020, early activation cultivation for the entire 32,076 s.f. outdoor canopy area would begin between April/ May 2020. Once the Use Permit is approved cultivation on the entire 32,076 s.f. outdoor will begin every year between April/May and end In October/November. Once the permit is approved and the greenhouse building permits have been finalized, the indoor cultivation will

take place year-round starting in April. All growing methods at this time are proposed in above ground pots.

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*

Number of employees per shift: *No employees, all owners and between 2-5*

Number of deliveries per day: *Max 2*

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

Lot Size: *56.15 acres*

Number and type of company vehicles: *1 (likely a pickup truck) and electric golf carts to get around the property*

Type of loading facilities: *There will be a designated open loading zone in the parking lot in front of the processing facility*

Floor area of existing structures: *There is currently an active building permit for the 30 x 60 (1,800 s.f.) Processing facility.*

Proposed building floor area: *385 s.f. Storage shed, 3 greenhouses each 30' x 108' (9,720 s.f.). Total Proposed = 10,105 s.f.*

Number of parking spaces: *4 and 1 ADA parking spots proposed*

Number of floors: *1*

Additional Relevant Information: *Applying for early activation, will not build any structures until full approval. Mighty Tasty Farms would like to cultivate upon approval.*

Description of Site Prep/Construction Activities

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

April 2020, or earlier upon approval, weather permitting.

- **How long will construction take?**

Approximately 5-7 weeks.

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

9am to 6pm, Monday through Saturday. Sunday from 12pm-5pm

- **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.**

1 gray pine tree is proposed to be removed, and as stated in the bio report no further mitigations are recommended unless more vegetation is planned to be removed.

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

No grading is currently proposed.

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

Soil will be imported from as needed from a northern California supplier, currently NorCal Soil Builders. It will be used to supplement the soil mix currently on the property after each growing season.

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

Additional trenching for this project will not be required, as the underground trenching for the irrigation system is already in place from the previous agricultural use (vineyard).

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 at all. Due to the topography of spruce grove road the project site cannot be seen from the roadway.

- **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.

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

One Pine tree will be removed, see biological study for further details. No additional tree removal is proposed

- **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, planting native flowering 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 is a vernal pool on the southern edge of the properties. A minimum of 200-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 200 feet from waterways and protects riparian areas.

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

There are no known sites 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 fairly flat, with most being 0-10%

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

The soils on this property are 152 which is Konocti-Hambright complex, 5 to 15 percent slopes. This soil is well drained soil with medium runoff classification.

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

Using limited amount of equipment that produce any emissions. Offset any limited emissions by planting native vegetation surrounding cultivation area.

- **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 flows from the north end of the property to the southern end of the property. There will be no alterations specifically proposed and due to the low slope of the land, the proposed project will not significantly change any existing drainage patterns.

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

Native vegetation being planted within the 100 ft setbacks from all watercourses that front the watercourses. Straw wattles will also be implemented on the west side of the outdoor cultivation area, to provide an additional buffer between the creek and the grow site.

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

Wastewater treatment will be required for the proposed Processing Facility, and the source will be from a newly permitted septic under a building permit.

- **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.

- **How is this site accessed?**

The parcel is accessed directly off East rd. which connects to Spruce Grove road.

- **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)**

Mighty Tasty Farms will improve any driveway standards as required by the county building officials upon inspection. At this time the roadway conditions are believed to be up to county standards.

- **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 a county-maintained road with daily traffic patterns that will be similar to that of an average household.

- **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?**

A 30' x 60' processing building made of metal (currently permitted), three 30' x 108' (3,240 s.f. each) greenhouses for mature canopy cultivation, and a 385 sq. ft. storage area.

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

Mighty Tasty Farms will not require a lot of energy as it is an acre outdoors with Mixed light. The Mixed-light license will only use under 25 watts per square foot of canopy therefore they will be using on grid energy from PG&E for the processing facility, storage area and security system.

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 MTF's cultivation operation is Mr. Pat Smythe. Mr. Smythe's cell phone number is (707-837-6662), and his email address is pmsmythe65@gmail.com. There are a few residences within 1,000 feet of the contiguous property boundaries, all of which 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: Mighty Tasty Farms proposed cannabis cultivation operation will be connected to the electrical grid through PG&E once the proposed processing building permit is submitted. Mighty Tasty Farms is proposing a gasoline powered generator to be used for backup. MTF will use a lightweight, low noise, compact, and fuel-efficient generator as their backup power source, to supply power when it is not available from the provider 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 (lawnmower and small 35hp diesel tractor), 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. To help reduce any fugitive dust from the roadways, all access roads will be maintained with gravel throughout the life of the project.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. This project will maintain a vegetative buffer around the cultivation site to help offset any smells from the outdoor grow. 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 roads are currently layered with 4" gravel/crushed rock 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 Storage area. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the Processing 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 owners 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 or concrete 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.
- Noise during grading and construction will be inevitable however, all grading and 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 on the property surrounding the cultivation to mask any 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 quarterly by a Mighty Tasty Farms supervisor to ensure each one is running as efficiently as possible and replaced as required. MTF'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 Mighty Tasty Farms managerial staff will review all documentation pertaining to the performance of the equipment to determine if there are any ways to further improve odor mitigations. 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 is no proposed demolition or renovations of any building, however if proposed a Certified Asbestos Consultant will be contacted for inspections.

Grounds

Purpose

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

A. Storage Procedures

All chemicals and substances that are potentially hazardous or could create problems with contamination will be stored a minimum of 240 feet from any surface bodies of water. Additionally, all chemicals and hazardous substances will be stored properly. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the secure Storage area. Petroleum products are stored under cover and in a 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. All additional equipment will be stored within the processing facility or storage area.

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 and Hydrogen peroxide at 3% 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. Bathrooms will be provided in the processing facility and in the existing home if needed for anyone working on site.

Security Management Plan

Purpose

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

A. Secured Entry and Access

The Project Property is accessed directly off of East Rd in Lower Lake. The access driveway to the existing home is roughly 800 feet long. At the end of the access driveway, before the house, is a dirt road that leads to the cultivation area roughly 300 feet away. The access driveways meet the SRA's driveway standards, which will be verified by the building department's normal pre-completion inspection. The access driveway to the parcel currently has an electric gate with an emergency Knox Box access on it. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever MTF personnel are not present. The electric gate is currently secured at all times and only able to be accessed by MTF personnel, with a Knox Box to allow 24/7 access for emergency services. Only approved Mighty Tasty Farms managerial staff and emergency service providers are able to unlock the gates on the Project Property.

6-foot black chain link fences will be erected around the proposed cultivation area with a Privacy Screen mesh on the fences to screen the cultivation area from public view, although the site is not visible from any public roads. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts set into concrete footings.

A 100-foot minimum defensible space of vegetation will be established around the proposed cultivation operation for fire protection and to provide for clear visibility for security monitoring. 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 Mighty Tasty Farms supervisor on duty immediately if/when suspicious activity is detected. The MTF 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 MTF 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 Mighty Tasty Farms 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 Mighty Tasty 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. Managers will store their personal items in the designated storage area, as the processing facility will not be used on a daily basis, but only for the processing phase of the project. Mighty Tasty Farms 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 Mighty Tasty Farms 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 MTF's cultivation operation is Mr. Pat Smythe. Mr. Smythe's cell phone number is (707-837-6662), and his email address is pmsmythe65@gmail.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. Mighty Tasty Farms 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 Mighty Tasty Farms Annual Performance Review Report.

D. Video Surveillance

Mighty Tasty 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 camera monitoring office which will be in the storage building for the grow site and a separate room for cameras in the processing facility where video from the CCTV system is digitally recorded. Mighty Tasty 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

Mighty Tasty Farms project plans to add a very limited amount of impervious structures on the property beyond what is already permitted and existing. MTF proposes a 385 s.f. Storage area, and 3 greenhouses each 30' x 108' (9,720 s.f.) for a Total Proposed 10,105 s.f. of impervious footprint. This total proposed impervious footprint is roughly 0.46% of the area of the project parcels (56.15 acres). The 32,076 s.f. canopy area itself will not increase the impervious surface area of the Project Parcel as it is proposed as outdoor, and therefore should not increase the volume of runoff from the Project Site. 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 is the vernal pool identified on the south end of the property. Mighty Tasty Farms has taken extra precautions and proposes the project over 240 feet away from the top of the vernal pool. As depicted on the Topographic Map site plan (Sheet 4), the slope of the cultivation area is very flat level, with a slight decline to the south. Waterflow on the property is mostly to the south, which is why MTF proposes straw wattles along the entire southern portion of the cultivation site. Displayed is a minimum of 100 feet of well 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.

B. Erosion and Sediment Control Measures

Mighty Tasty Farms will maintain a Well-vegetated buffer around the proposed cultivation operation. Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil. Straw wattles will be installed on the southern side 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. Mighty Tasty 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 along the southern border 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.
- 4" gravel has already been placed along all access roads to reduce exposed dirt.

C. Regulatory Compliance (Stormwater)

Mighty Tasty Farms proposed cannabis cultivation operation is enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-0001-DWQ) as a Tier 2 Low Risk Discharger (WDID: 5S17CC417112). A Site Management Plan was developed for the proposed commercial cannabis cultivation operation and has been reviewed and approved by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program.

Stormwater runoff from the proposed cultivation operation will not discharge into any Lake County maintained drainage system. The project site does not contain any bridges or direct water crossings. The only surface body of water is a vernal pool on the southern end of the project property. The BMP's along with the erosion and sediment control measures will ensure the proposed project will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

D. Monitoring and Reporting Program

The following are the Monitoring and Reporting Requirements for Mighty Tasty Farms 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 number and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. Mighty Tasty 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 Mighty Tasty Farms, it is estimated that 1,000 lbs. of vegetative waste will be generated per grow. 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.

Mighty Tasty Farms proposes to plant above ground, where additional growing medium will be purchased 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 Mighty Tasty Farms proposed cultivation operation from both of the existing groundwater wells. The well west of the house is located at Latitude 38.847017, Longitude -122.548041 and the well south of the cultivation site is located at Latitude 38.847023, Longitude -122.545389 (via google maps imagery). The wells will pump water to the (9) 1,500-gallon water storage tanks and (3) 3,500-gallon water storage tanks through existing underground irrigation lines that were in place for the previous agricultural use (vineyard). Water from the storage tanks will be delivered to the plants using a highly efficient drip irrigation system. 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 attached to the water system and all data will be recorded and maintained for a 5-year duration minimum. All records will be made available to all interested state and county departments upon request.

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 tables below will display water use estimates based on the owner's calculations using his growing methods. Actual water use could be lower or higher depending on weather conditions and methods of irrigation, among other factors.

**Water Use for Mixed Light Cultivation inside of Greenhouses
(Three greenhouses for a total area of 9,720 Sq. Ft.)**

Vegetation cycle	Gal. of water per plant per day	# of Plants	Total Water per day	Total Water per week
Week 1	0.1	44	4.4	30.8
Week 2	0.2	44	8.8	61.6
Week 3	0.2	44	8.8	61.6
Week 4	0.3	44	13.2	92.4
Week 5	0.4	44	17.6	123.2
Week 6	0.4	44	17.6	123.2
Week 7	0.4	44	17.6	123.2
Week 8	0.4	44	17.6	123.2
Flower cycle				
Week 1	4	44	176	1232
Week 2	4	44	176	1232
Week 3	5	44	220	1540
Week 4	5	44	220	1540
Week 5	5	44	220	1540
Week 6	6	44	264	1848
Week 7	6	44	264	1848
Week 8	5	44	220	1540
Week 9	5	44	220	1540
			Total water Usage	14,599.20

**Water Use for Outdoor Cultivation
(Total Canopy area of 32,076 s.f.)**

	Gal. of water per plant per day	# of plants	Total Water Per Day	Total Water Per Week
<u>April</u>				
Week 1	0.1	396	39.6	277.2
Week 2	0.2	396	79.2	554.4
Week 3	0.2	396	79.2	554.4
Week 4	0.3	396	118.8	831.6
<u>May</u>				
Week 1	0.4	396	158.4	1108.8
Week 2	0.5	396	198	1386
Week 3	0.5	396	198	1386
Week 4	1	396	396	2772
Week 5	1.5	396	594	4158
<u>June</u>				
Week 1	2	396	792	5544
Week 2	3	396	1188	8316
Week 3	4	396	1584	11088
Week 4	5	396	1980	13860
<u>July</u>				
Week 1	7	396	2772	19404
Week 2	9	396	3564	24948
Week 3	10	396	3960	27720
Week 4	11	396	4356	30492
<u>August</u>				
Week 1	11	396	4356	30492
Week 2	11	396	4356	30492
Week 3	11	396	4356	30492
Week 4	11	396	4356	30492
<u>September</u>				
Week 1	11	396	4356	30492
Week 2	11	396	4356	30492
Week 3	11	396	4356	30492
Week 4	10	396	3960	27720
<u>October</u>				
Week 1	10	396	3960	27720
Week 2	9	396	3564	24948
Week 3	8	396	3168	22176
			Total Water Usage	470408.40

C. Water Conservation

In accordance with the State Water Quality Control Board Cannabis General Order, MTF 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.
- MTF 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.