

**MIT FARMS**  
**PROPERTY MANAGEMENT PLAN**

**APPLICANT**  
MIT Farms, LLC

**PROJECT LOCATION**  
22368 & 22430 Jerusalem Grade  
Lower Lake / Middletown, CA 95457

**PROJECT PROPERTY**  
Lake County APNs 136-071-02 & 03

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## **PROJECT DESCRIPTION**

MIT Farms, LLC is seeking a Major Use Permit from the County of Lake for a proposed A – Type 3 “Medium Outdoor” commercial cannabis cultivation operation at 22368 & 22430 Jerusalem Grade near Middletown and Lower Lake, California on Lake County APNs 136-071-02 & 03 (Project Property). The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 42,066 ft<sup>2</sup> of combined cannabis canopy. Proposed ancillary facilities include four 5,000-gallon water storage tanks, a 120 ft<sup>2</sup> Pesticides & Agricultural Chemicals Storage Area, and a 120 ft<sup>2</sup> Security Center/Shed. The Project Property has been enrolled for coverage under the State Water Resources Control Board’s Cannabis General Order (WQ-2019-0001-DWQ) since October 30<sup>th</sup>, 2020 (WDID: 5S17CC429330).

The 37-acre RL-zoned Project Property is located approximately 7.5 miles southeast of the community of Lower Lake, CA, at the northern end of Jerusalem Valley and within the Soda Creek Watershed (HUC12). The Project Property is accessed via a shared private gravel access road off of Jerusalem Grade. The proposed cultivation areas and ancillary facilities will be accessed via private gravel access roads off of the shared private gravel access road. Locking metal gates across the private gravel access roads will control access to the proposed cultivation operation. The Project Property was severely burned by the Hennessey Fire (part of the LNU Lightning Complex) in August of 2020.

Soda Creek, an intermittent Class I watercourse, flows from north to south through the Project Property. Multiple unnamed ephemeral and intermittent watercourses flow through the Project Property into Soda Creek. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody. All water for the proposed cultivation operation will come from two onsite groundwater wells (no surface water diversions associated with the proposed cultivation operation). Irrigation water from the onsite groundwater wells will be stored within four 5,000-gallon heavy-duty plastic water storage tanks and delivered to the proposed cultivation areas via polyvinyl chloride (PVC) piping.

The proposed outdoor cultivation areas would be enclosed with 6-foot tall galvanized woven wire fencing, covered with privacy screen/mesh where necessary to screen the canopy areas from public view. Metal gates secured with commercial-grade locks would be used to control access to the proposed outdoor cultivation areas. The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture in above ground garden beds. Drip irrigation systems would be used deliver water to the proposed garden beds/canopy areas.

All cannabis waste generated from the proposed cultivation operation would be chipped and composted onsite. Composted cannabis waste would be stored in a designated composting area, until it is incorporated into the growing medium of the cultivation areas, as an organic soil amendment. All solid waste will be stored in bins with secure fitting lids until being disposed of at the Eastlake Landfill, at least once a week during the cultivation season. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) will be stored within the

proposed Pesticide & Agricultural Chemicals Storage Area. Only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis would be used.

The proposed cultivation operation will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All staff will be trained in the requirements of the CCTT system, and a member of the managerial staff will be the designated track-and-trace system administrator. The designated track-and-trace system administrator will complete an initial training provided by the California Department of Cannabis Control and will participate in ongoing training as required. All cannabis transfers/movement will be reported through the CCTT system, and a track-and-trace system administrator will supervise all tasks with high potential for diversion/theft.

### **Self-Distribution**

MIT Farms is also seeking to obtain a Type 13 Cannabis Distributor Transport Only, Self-Distribution license, so that they may use an unmarked, registered, and insured vehicle to transport cannabis from the proposed cultivation operation to licensed cannabis processing, distribution, and manufacturing facilities throughout the State of California. The distribution vehicle would only travel from the Project Property to the premises of licensed cannabis processing/distribution/manufacturing facilities, and back to the Project Property. The 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 reporting requirements of the California Cannabis Track-and-Trace system will be adhered to at all times, to record and report all cannabis transfers and movements.

## **SITE PLANS AND MAPS**

**Sheet 1 – Location Map**

**Sheet 2 – Surrounding Area Aerial**

**Sheet 3 – Existing Conditions Site Plan**

**Sheet 4 – Proposed Conditions Site Plan**

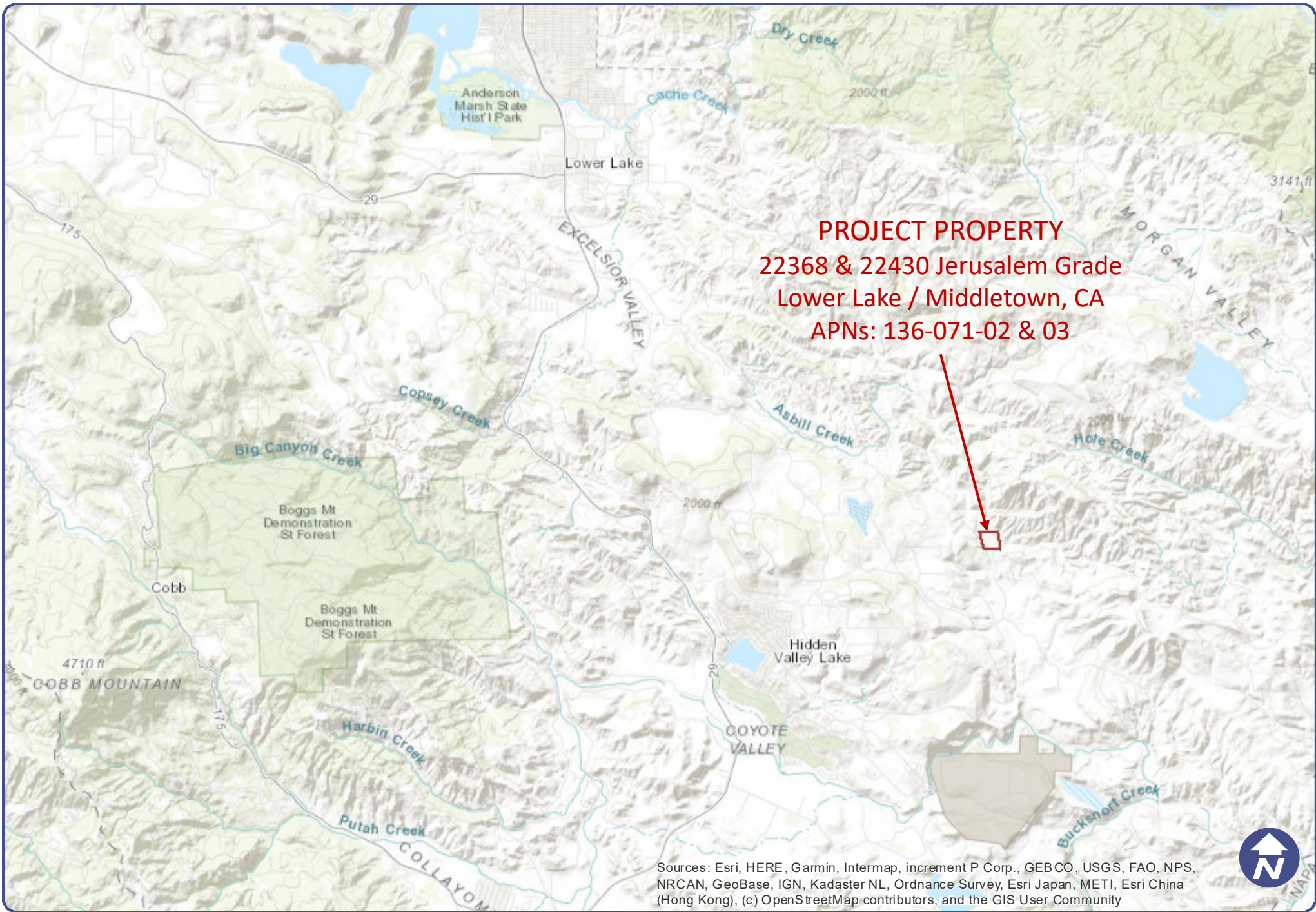
**Sheet 5 – Cultivation Site Plan with Grading - Area 1**

**Sheet 6 – Cultivation Site Plan with Grading - Areas 2 & 3**

**Sheet 7 – Security Site Plan**

**Sheet 8 – Security Shed Layout**

**Sheet 9 – Proposed Culverts Plan**



# SECTION – C

AIR QUALITY MANAGEMENT PLAN

# Air Quality Management Plan

## **Purpose and Overview**

MIT Farms, LLC is seeking a Major Use Permit from the County of Lake for a proposed A – Type 3 “Medium Outdoor” commercial cannabis cultivation operation at 22368 & 22430 Jerusalem Grade near Middletown and Lower Lake, California on Lake County APNs 136-071-02 & 03 (Project Property). The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 42,066 ft<sup>2</sup> of combined cannabis canopy. Proposed ancillary facilities include four 5,000-gallon water storage tanks, a 120 ft<sup>2</sup> Pesticides & Agricultural Chemicals Storage Area/Shed, and a 120 ft<sup>2</sup> Security Center/Shed. The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture in above ground garden beds. Drip irrigation systems would be used to conserve water resources, and all water would come from two existing onsite groundwater wells.

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 would be offset by the cultivation of cannabis 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 would be controlled by applying gravel or crushed rock (no white 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) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the generous setbacks provided from property lines, neighboring residences, and outdoor activity areas.

### **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 Community Liaison/Emergency Contact will provide their name, cell phone number, and email address to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The Community Liaison/Emergency Contact will encourage neighboring residents and property owners to contact them to resolve any operating problems before contacting County Officials/Staff.

When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation areas or other). Then mitigation methods will be implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of additional air pollution/odor control equipment.

### **Community Liaison/Emergency Contact Information**

The Community Liaison/Emergency Contact for the proposed cultivation operation is Mr. Nicolas Taix. Mr. Taix's cell phone number is (310) 741-2303, and his email address is [nick@taixconsulting.com](mailto:nick@taixconsulting.com). There are no residences within 1,000 feet of the proposed cultivation operation. The owners of all properties within 250 feet of the Project Property, will be provided with Mr. Taix's contact information before cannabis cultivation begins.

# SECTION – D

CULTURAL RESOURCES STUDY  
(REDACTED)

# SECTION – E

BIOLOGICAL RESOURCES  
ASSESSMENT

# SECTION – F

GROUNDS MANAGEMENT PLAN

# Grounds Management Plan

## **Purpose and Overview**

MIT Farms, LLC is seeking a Major Use Permit from the County of Lake for a proposed A – Type 3 “Medium Outdoor” commercial cannabis cultivation operation at 22368 & 22430 Jerusalem Grade near Middletown and Lower Lake, California on Lake County APNs 136-071-02 & 03 (Project Property). The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 42,066 ft<sup>2</sup> of combined cannabis canopy. Proposed ancillary facilities include four 5,000-gallon water storage tanks, a 120 ft<sup>2</sup> Pesticides & Agricultural Chemicals Storage Area/Shed, and a 120 ft<sup>2</sup> Security Center/Shed. The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture in above ground garden beds. Drip irrigation systems would be used to conserve water resources, and all water would come from two existing onsite groundwater wells.

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 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). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer’s original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area/Shed (proposed wooden building). Petroleum products will be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area/Shed. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area/Shed, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. No effluent is expected to be produced by the proposed cultivation operation.

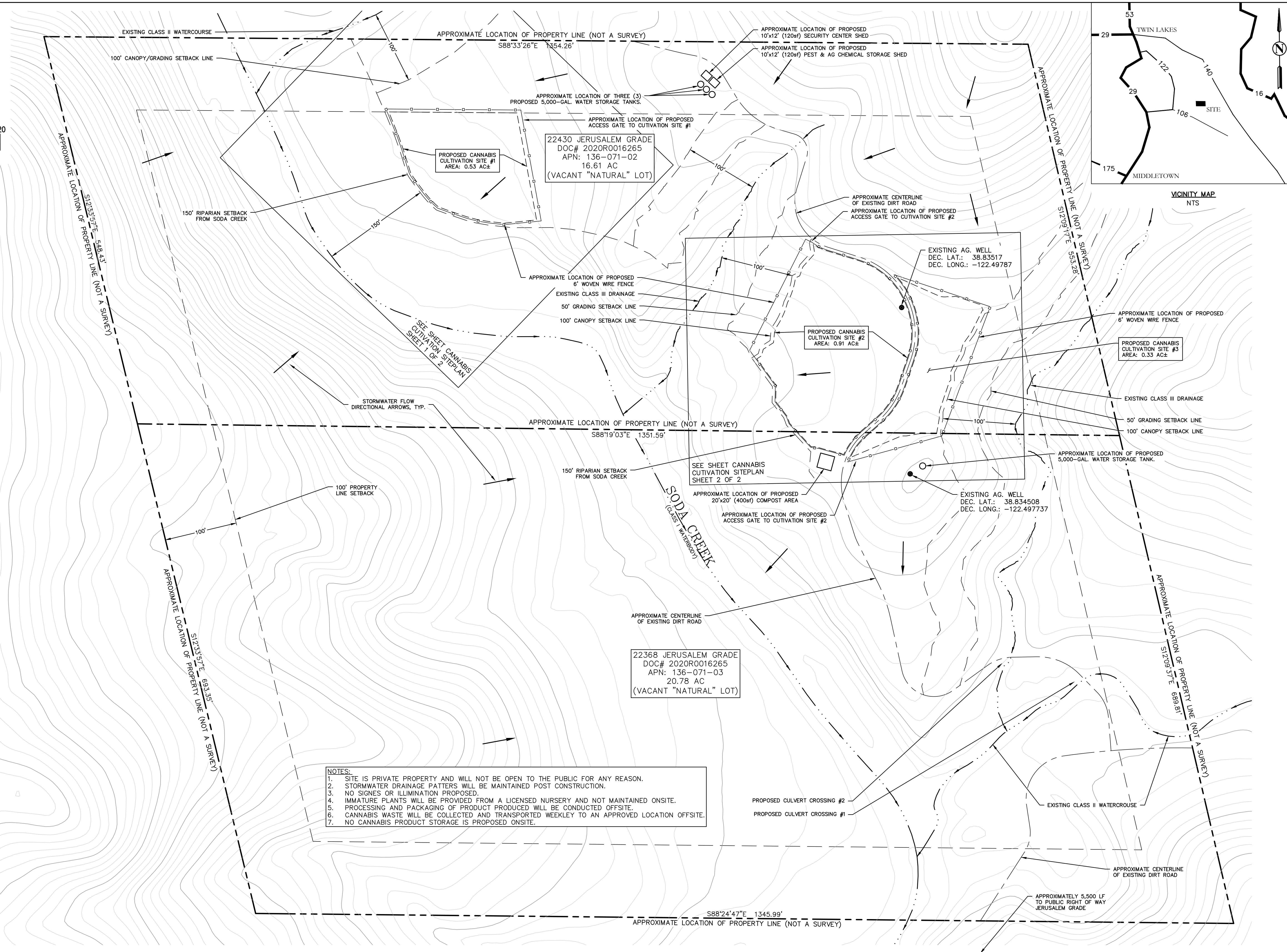
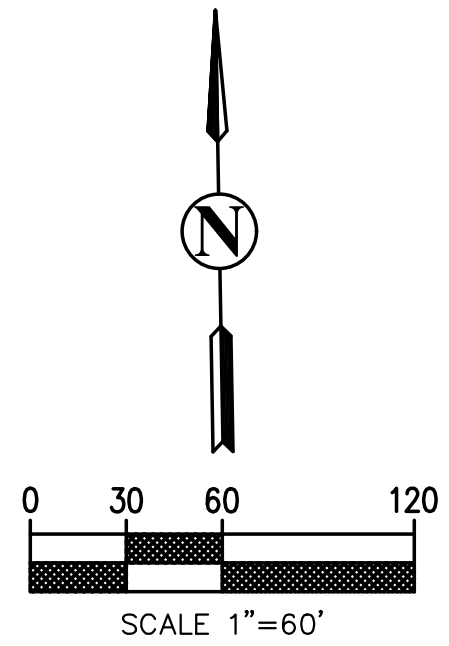
All fertilizers/nutrients will be mixed/prepared on an impermeable surface that is at least 100 feet from surface water bodies. Personnel will be trained how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel will be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they’re using/preparing. PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

## **Solid Waste Management**

The types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as used fertilizer/pesticide containers) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy areas. 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 Eastlake Landfill. 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 operation to provide for visibility and security monitoring. Access roads and parking areas will be graveled 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. Portable restroom facilities will be made available for staff to use, and regularly serviced to ensure a safe and sanitary working environment, throughout the cultivation season.



- NOTES:**
1. SITE IS PRIVATE PROPERTY AND WILL NOT BE OPEN TO THE PUBLIC FOR ANY REASON.
  2. STORMWATER DRAINAGE PATTERS WILL BE MAINTAINED POST CONSTRUCTION.
  3. NO SIGNS OR ILLUMINATION PROPOSED.
  4. IMMATURE PLANTS WILL BE PROVIDED FROM A LICENSED NURSERY AND NOT MAINTAINED ONSITE.
  5. PROCESSING AND PACKAGING OF PRODUCT PRODUCED WILL BE CONDUCTED OFFSITE.
  6. CANNABIS WASTE WILL BE COLLECTED AND TRANSPORTED WEEKLEY TO AN APPROVED LOCATION OFFSITE.
  7. NO CANNABIS PRODUCT STORAGE IS PROPOSED ONSITE.

REVISION	DESCRIPTION	BY	DATE

**SWICEGOOD**  
 CIVIL ENGINEERING  
 1700 Hwy 9341 | Healdsburg, CA, 95448  
 Phone: (707) 238-6065 | Email: info@swicegood-civil.com

APN(S): 136-071-02 & -03

**PROPOSED CONDITIONS OVERALL SITE PLAN**  
 MIT FARMS LLC  
 22430 & 22368 JERUSALEM GRADE  
 MIDDLETOWN, CA

Date: 10/25/23  
 Scale: 1" = 60'  
 Drawn: DR  
 Job: 22-52  
 Sheet: 1 of 1

# SECTION – G

## SECURITY MANAGEMENT PLAN

# **Security Management Plan**

## **Purpose and Overview**

MIT Farms, LLC is seeking a Major Use Permit from the County of Lake for a proposed A – Type 3 “Medium Outdoor” commercial cannabis cultivation operation at 22368 & 22430 Jerusalem Grade near Middletown and Lower Lake, California on Lake County APNs 136-071-02 & 03 (Project Property). The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 42,066 ft<sup>2</sup> of combined cannabis canopy. Proposed ancillary facilities include four 5,000-gallon water storage tanks, a 120 ft<sup>2</sup> Pesticides & Agricultural Chemicals Storage Area/Shed, and a 120 ft<sup>2</sup> Security Center/Shed. The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture in above ground garden beds. Drip irrigation systems would be used to conserve water resources, and all water would come from two existing onsite groundwater wells.

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. This SMP is also designed to be compliant with the regulations for cannabis cultivation authored by the CDFA’s CalCannabis Licensing program, as well as the regulations established by the California Bureau of Cannabis Control for state-licensed cannabis businesses.

## **Secured Entry and Access**

The Project Property is accessed via a shared private gravel access road off of Jerusalem Grade. The proposed cultivation areas and ancillary facilities will be accessed via private gravel roads off of the shared private gravel access road. Locking metal gates across the private gravel access roads will control access to the proposed cultivation operation. These gates will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever managerial personnel are not present.

6-foot woven wire fences will be erected around the proposed cultivation areas. Privacy Screen/Cloth will be installed on the fences where necessary to screen the cultivation area from public view. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts will be set into concrete footings. Secured entry and access to the cultivation areas will be controlled via locking gates that will be locked whenever managerial personnel are not present. All gates will be secured with heavy duty chains and commercial grade padlocks. Only approved managerial staff will be able to unlock the gates of the cultivation operation.

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 operation, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights will be installed on all external corners of the proposed cultivation areas. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Staff will be instructed to notify managerial personnel 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 operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of MIT Farms' 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**

MIT Farms will use color capable closed-circuit television (CCTV) systems 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 Station inside the proposed Security Center/Shed, where video from the CCTV systems 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 Station will be capable of supporting remote access, and will be equipped with a failure notification systems that immediately notify managerial staff of any interruptions or failures. All sensitive areas covered by the video surveillance systems will have adequate lighting to illuminate the camera's field of vision.

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

- Entrances to the property, cultivation areas, and Security Center/Shed;
- Perimeter of the cultivation areas; and
- The monitoring and recording station (within the proposed Security Center/Shed).

### **Diversions/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.

MIT Farms 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 MIT Farms' 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**

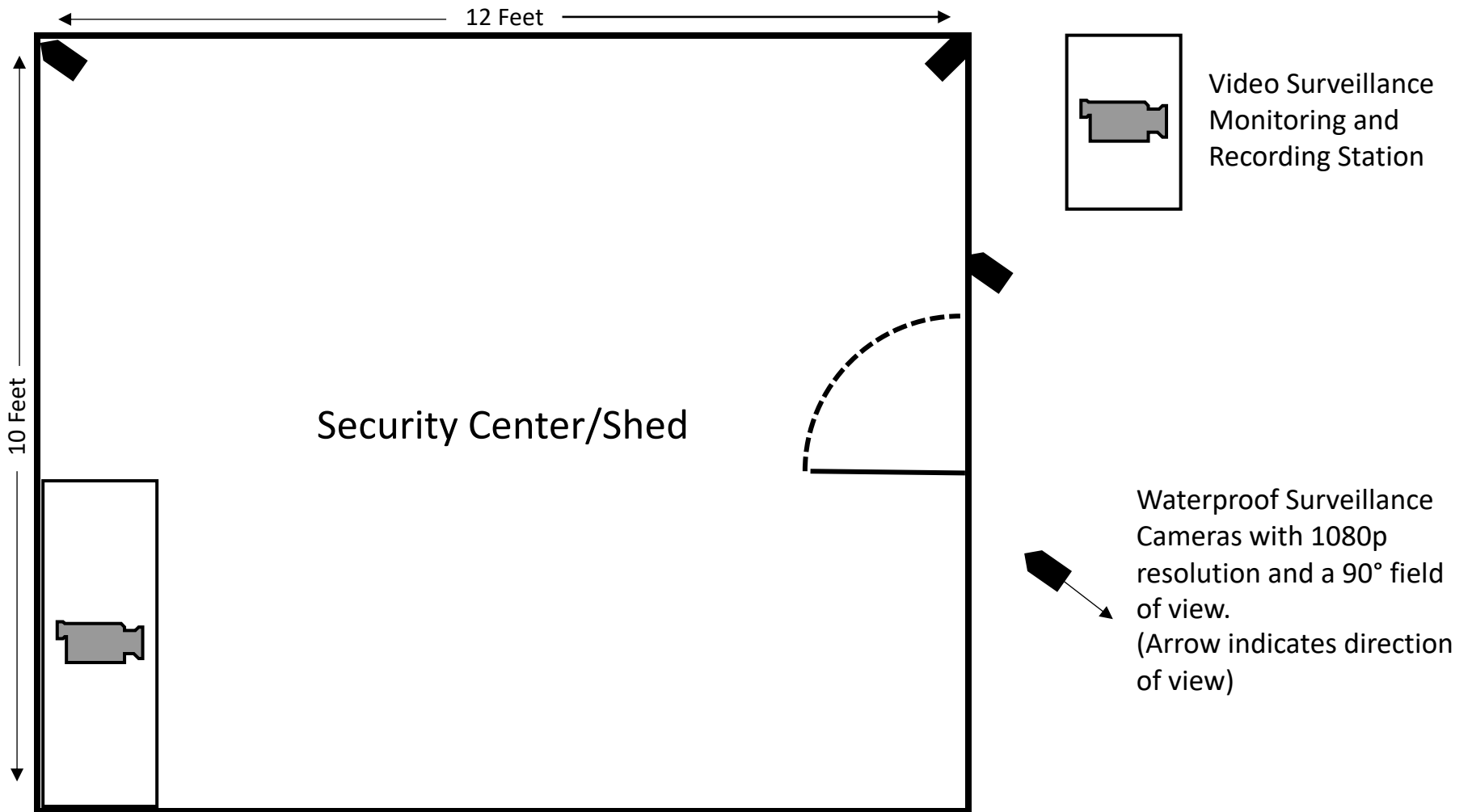
A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will provide their name, cell phone number, and email address to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The Community Liaison/Emergency Contact 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 operation's annual Performance Review Report.

The Community Liaison/Emergency Contact for the proposed cultivation operation is Mr. Nicolas Taix. Mr. Taix's cell phone number is (310) 741-2303, and his email address is [nick@taixconsulting.com](mailto:nick@taixconsulting.com). There are no residences within 1,000 feet of the proposed cultivation operation. The owners of all properties within 250 feet of the Project Property, will be provided with Mr. Taix's contact information before cannabis cultivation begins.



# Security Shed Layout

(Proposed Wooden Shed)



# SECTION – H

STORM WATER  
MANAGEMENT PLAN

# Storm Water Management Plan

## **Purpose and Overview**

MIT Farms, LLC is seeking a Major Use Permit from the County of Lake for a proposed A – Type 3 “Medium Outdoor” commercial cannabis cultivation operation at 22368 & 22430 Jerusalem Grade near Middletown and Lower Lake, California on Lake County APNs 136-071-02 & 03 (Project Property). The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 42,066 ft<sup>2</sup> of combined cannabis canopy. Proposed ancillary facilities include four 5,000-gallon water storage tanks, a 120 ft<sup>2</sup> Pesticides & Agricultural Chemicals Storage Area/Shed, and a 120 ft<sup>2</sup> Security Center/Shed. The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture in above ground garden beds. Drip irrigation systems would be used to conserve water resources, and all water would come from two existing onsite groundwater wells.

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 1,000 ft<sup>2</sup>, or less than 0.1% of the Project Property, through the installation of two 120 ft<sup>2</sup> wooden buildings and four 5,000-gallon water storage tanks. The proposed outdoor cultivation/canopy areas would not increase the impervious surface area of the Project Property and should not increase the volume of runoff from the Project Site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.

## **Receiving Water Bodies and Infrastructure**

Soda Creek, an intermittent Class I watercourse, flows from north to south through the Project Property. Multiple unnamed ephemeral and intermittent watercourses flow through the Project Property into Soda Creek. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody. There are two dry ford watercourse crossings on the shared private gravel access road in the southeastern corner of the Project Property. MIT Farms plans to improve the existing dry ford crossings with culverted watercourse crossings capable of passing the expected 100-year flood flow at each (please see the attached Proposed Culverts Plan). A 36” diameter round culvert with native fill and rock armoring would be installed at the unnamed ephemeral Class III watercourse crossing. A 12-foot wide and 5-foot tall box culvert with native fill, rock armoring, and concrete wing walls would be installed at the unnamed intermittent Class II watercourse crossing.

## **Ground Disturbance and Grading**

Soils of the Project Property are identified as the Maymen-Millsholm-Bressa complex, Millsholm-Bressa loams, and Skyhigh-Millsholm loams by the NRCS Web Soil Survey. The proposed cultivation areas and ancillary facilities would be located on soils identified as the Maymen-Millsholm-Bressa complex and Millsholm-Bressa loams, characterized as gravelly clay loams with a parent material of residuum weathered from sedimentary rock. The proposed cultivation operation would increase the impervious surface area of the Project Property by approximately 1,000 ft<sup>2</sup> through the installation of two 120 ft<sup>2</sup> wooden buildings and four 5,000-gallon water storage tanks. The proposed outdoor cultivation/canopy areas would not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers. Development of the proposed cultivation/canopy areas would require some grading, disturbing approximately 2 acres and the movement of approximately 200 cubic yards of earthen material. Please see the attached Cannabis Cultivation Site Plans for grading plans and profiles as well as the proposed erosion control measures (fiber rolls).

## **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 structures and cultivation areas will be located more than 100 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation 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 exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles / fiber rolls will be installed and maintained throughout the proposed cultivation operation per the attached Cannabis Cultivation Site Plans 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 Applicant 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 Property has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (WQ-2019-0001-DWQ) since October 30<sup>th</sup>, 2020 (WDID: 5S17CC429330). 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 1<sup>st</sup>, 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 operation, with implementation of the erosion and sediment control measures outlined above, 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 1<sup>st</sup> of each year. The Annual Report shall include the following:

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

A letter transmitting the annual report shall accompany each report. The letter shall summarize the 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 Applicant will adhere to these monitoring requirements to maintain compliance with the Cannabis General Order, and would be happy to provide a copy of his 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 would be limited to cannabis plant leaves and stems. All other parts of cannabis plants cultivated at this site will be transferred to State of California-licensed Distributors and Manufacturers. The proposed cannabis cultivation operation should generate approximately 200 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. MIT Farms 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.

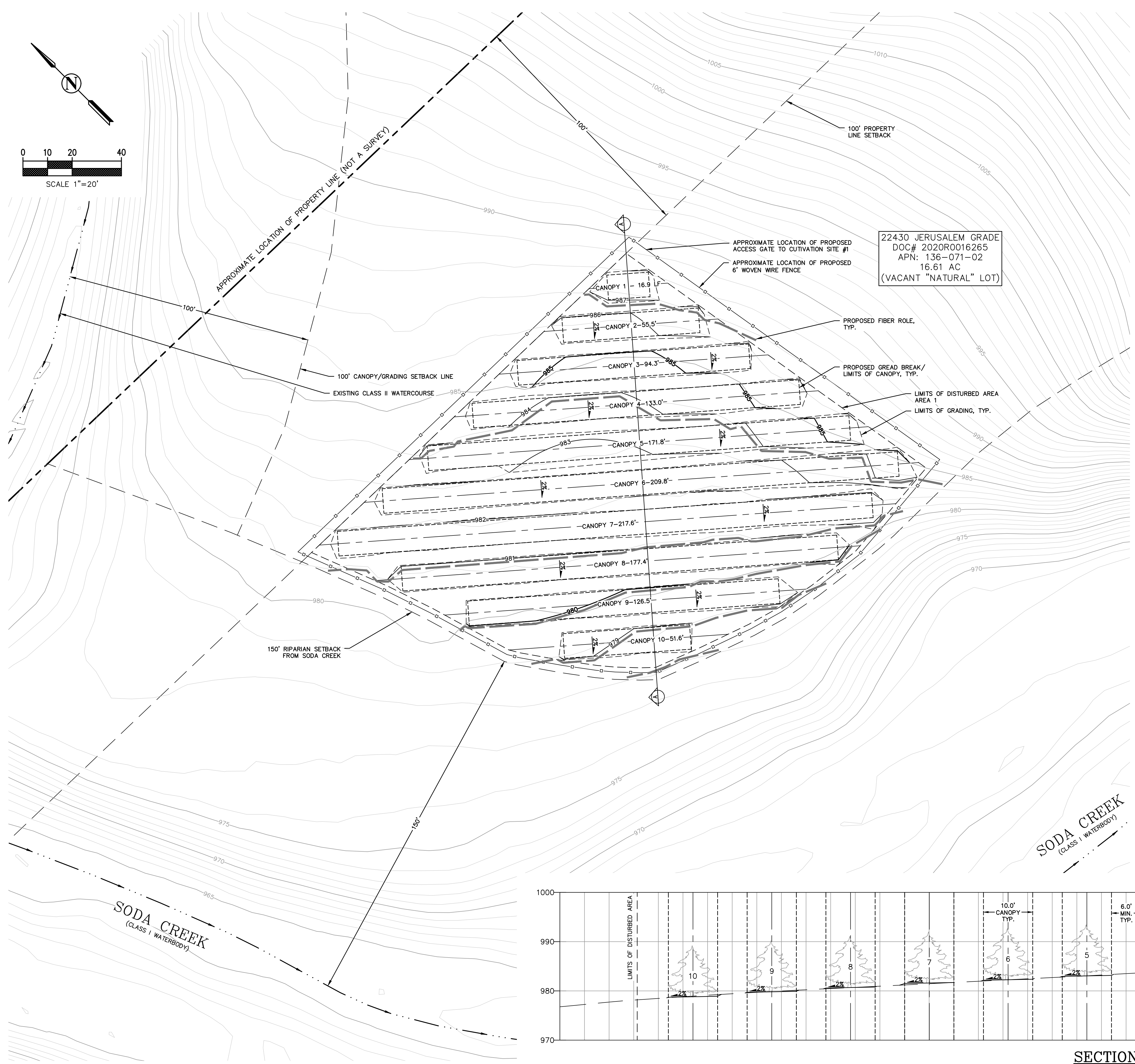
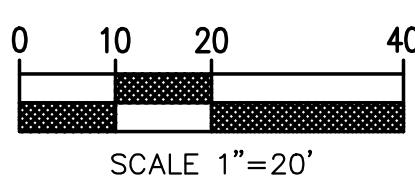
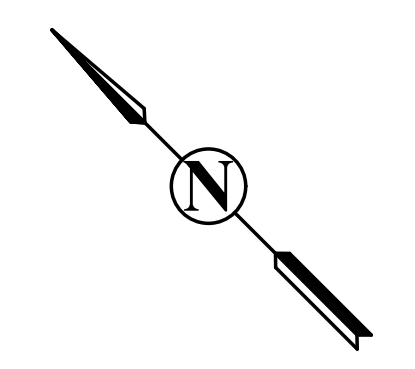
# **Growing Medium Management**

## **Growing Medium Overview**

The growing medium of the proposed outdoor cultivation areas would be an imported organic soil mixture (composed mostly of composted forest material) in above ground garden beds. The organic soilless growing medium of each garden bed will be amended with compost, composted manure, worm castings, and vermiculite (only when needed to achieve the desired soil density), and reused annually. Only low salt fertilizers will be used, so that salts do not accumulate within the growing medium of the proposed cultivation areas, rendering it unusable.

## **Growing Medium Waste**

Ideally, the growing medium of the cultivation areas would 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 quarantined and 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 and/or California Department of Pesticide Regulation. The treated soil would be returned to production after treatment. No growing medium waste should be generated from the proposed cannabis cultivation operation (all growing medium should be recycled/reused).



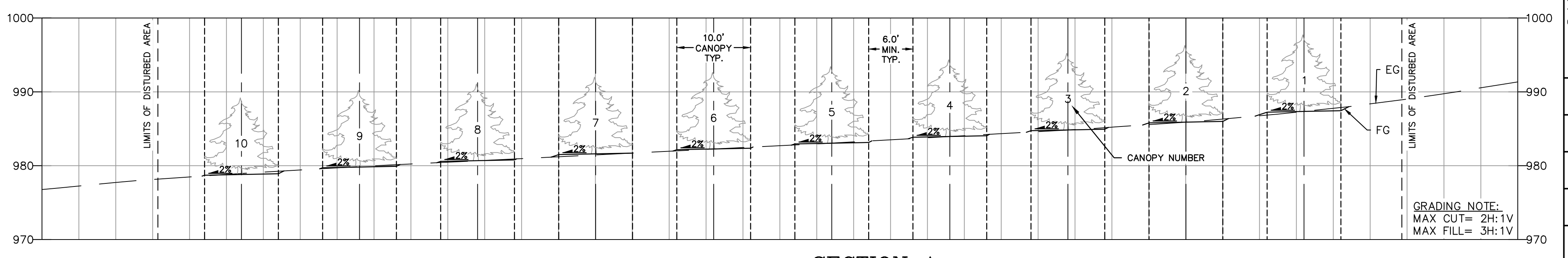
22430 JERUSALEM GRADE  
 DOC# 2020R0016265  
 APN: 136-071-02  
 16.61 AC  
 (VACANT "NATURAL" LOT)

- ESTIMATED AREA 1 CANOPY LAYOUT**
1. (10'x16.9') = 169sf
  2. (10'x55.5') = 555sf
  3. (10'x94.3') = 943sf
  4. (10'x133.0') = 1,330sf
  5. (10'x171.8') = 1,718sf
  6. (10'x209.8') = 2,098sf
  7. (10'x217.6') = 2,176sf
  8. (10'x177.4') = 1,774sf
  9. (10'x126.5') = 1,265sf
  10. (10'x51.6') = 516sf
- TOTAL = 12,544sf / 0.288 AC

**AREA 1 - PRELIMINARY**  
**Earthwork Estimate**

Cut = 47 cy  
 Fill = 31 cy  
 Net = 16 cy CUT  
 Disturbed Area = 0.53 acres  
 New or Replaced Impervious Area: 0 sf.

Surface grading only. Contractor responsible for their own earthwork estimate.  
 Contractor shall include all required earthwork hauling on or offsite in bid.



**SECTION A**  
 SCALE: 1"=10' (H,V)

GRADING NOTE:  
 MAX CUT= 2H:1V  
 MAX FILL= 3H:1V

CONTOUR INTERVAL: 1 FOOT.

REVISION	DESCRIPTION	BY	DATE

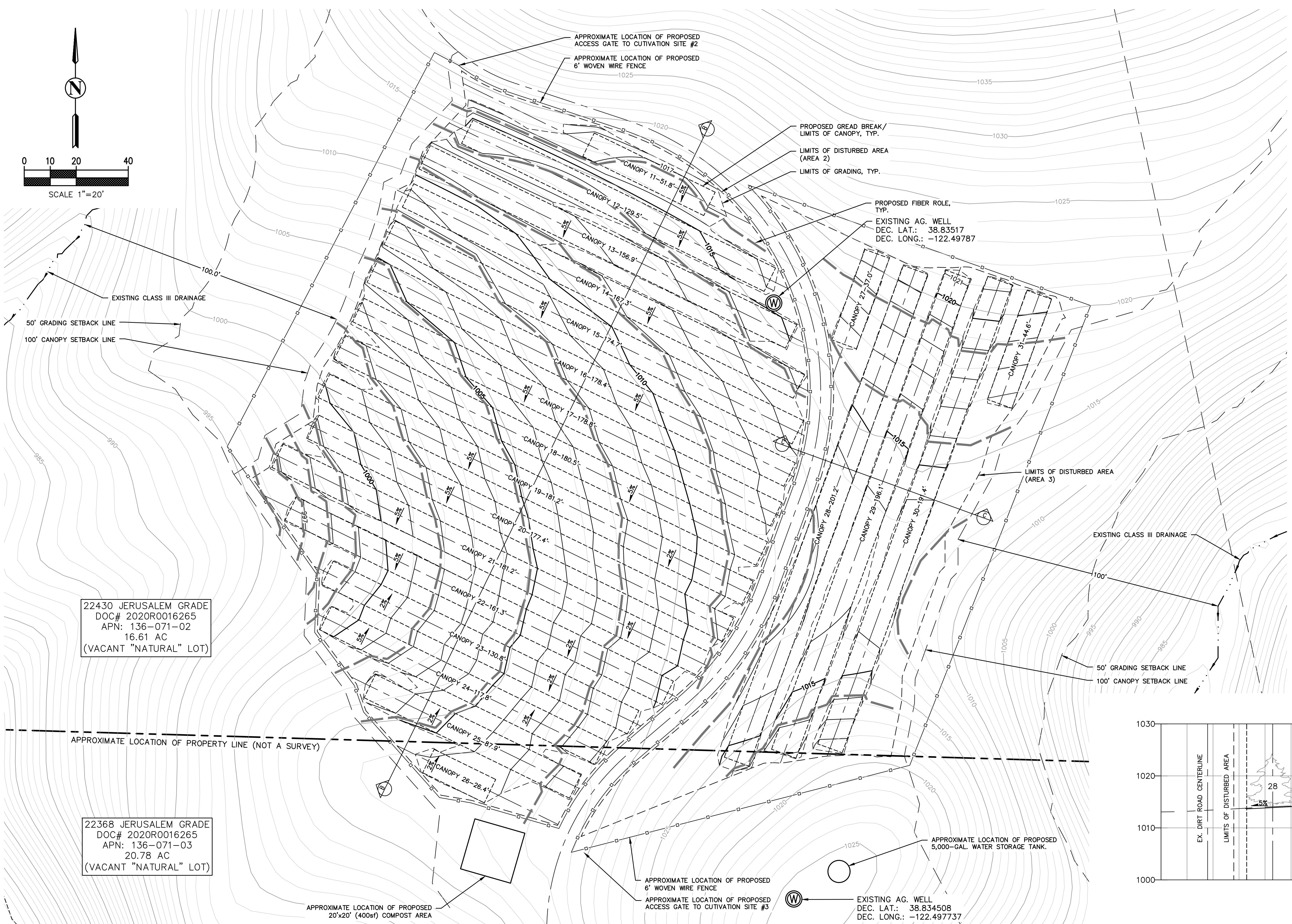
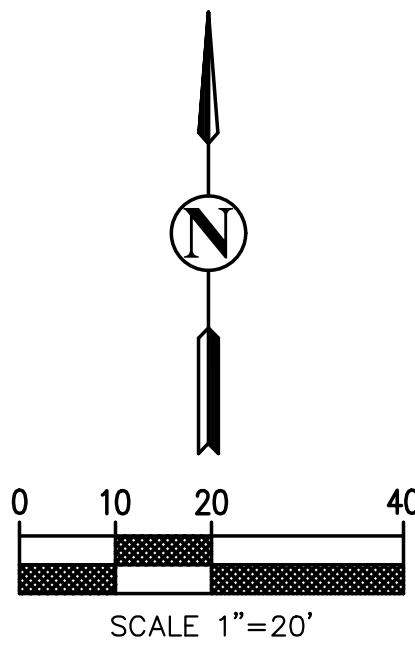
**SWICEGOOD**  
 CIVIL ENGINEERING  
 P.O. Box 9341 | Henderson, CA, 95648  
 Phone: (707) 230-6065 | Email: info@swicegood-civil.com

APN(S): 136-071-02 & -03

**CANABIS CULTIVATION SITEPLAN**  
 AREA 1

MIT FARMS LLC  
 22430 & 22368 JERUSALEM GRADE  
 MIDDLETOWN, CA

Date: 10/25/23  
 Scale: AS NOTED  
 Drawn: DR  
 Job: 22-52  
 Sheet: 1 of 2



22430 JERUSALEM GRADE  
DOC# 2020R0016265  
APN: 136-071-02  
16.61 AC  
(VACANT "NATURAL" LOT)

22368 JERUSALEM GRADE  
DOC# 2020R0016265  
APN: 136-071-03  
20.78 AC  
(VACANT "NATURAL" LOT)

**ESTIMATED AREA 2 CANOPY LAYOUT**

11. (10'x51.8') = 518sf
12. (10'x129.5') = 1,295sf
13. (10'x156.9') = 1,569sf
14. (10'x167.3') = 1,673sf
15. (10'x174.7') = 1,747sf
16. (10'x178.4') = 1,784sf
17. (10'x178.8') = 1,788sf
18. (10'x180.5') = 1,805sf
19. (10'x181.2') = 1,812sf
20. (10'x177.4') = 1,774sf
21. (10'x181.2') = 1,812sf
22. (10'x161.3') = 1,613sf
23. (10'x130.8') = 1,308sf
24. (10'x117.8') = 1,178sf
25. (10'x87.9') = 879sf
26. (10'x26.4') = 264sf

TOTAL = 22,819sf / 0.524 AC

**ESTIMATED AREA 3 CANOPY LAYOUT**

27. (10'x37.0') = 370sf
28. (10'x201.2') = 2,012sf
29. (10'x196.1') = 1,961sf
30. (10'x191.4') = 1,914sf
31. (10'x44.6') = 446sf

TOTAL = 6,703sf / 0.154 AC

**AREA 2 - PRELIMINARY Earthwork Estimate**

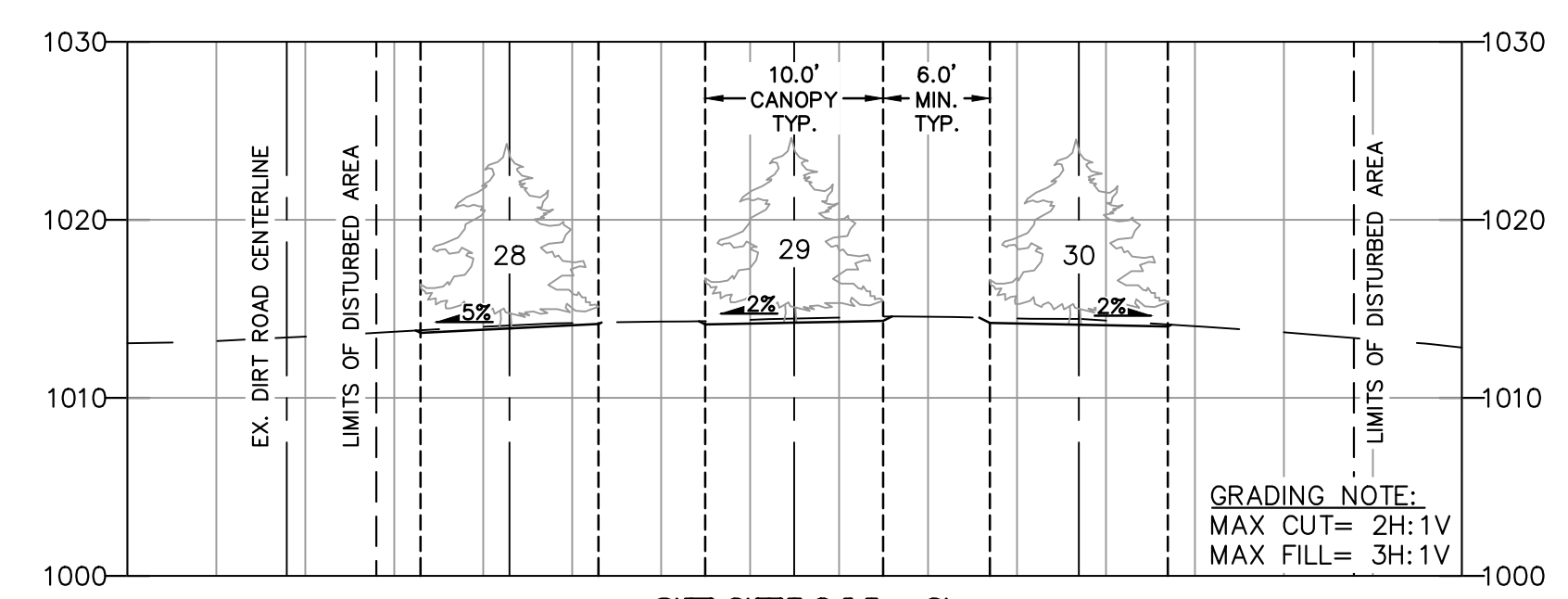
Cut = 129 cy  
Fill = 143 cy  
Net = 14 cy FILL  
Disturbed Area = 0.91 acres  
New or Replaced Impervious Area: 0 sf.

Surface grading only. Contractor responsible for their own earthwork estimate. Contractor shall include all required earthwork hauling on or offsite in bid.

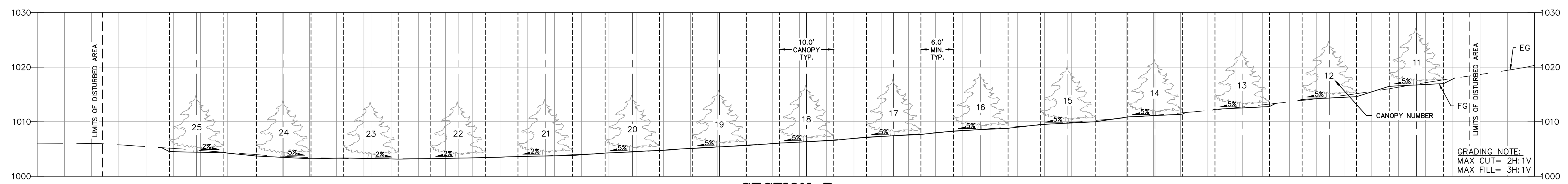
**AREA 3 - PRELIMINARY Earthwork Estimate**

Cut = 16 cy  
Fill = 35 cy  
Net = 19 cy FILL  
Disturbed Area = 0.33 acres  
New or Replaced Impervious Area: 0 sf.

Surface grading only. Contractor responsible for their own earthwork estimate. Contractor shall include all required earthwork hauling on or offsite in bid.



**SECTION C**  
SCALE: 1"=10' (H,V)



**SECTION B**  
SCALE: 1"=10' (H,V)

CONTOUR INTERVAL: 1 FOOT.

REVISION	DESCRIPTION	BY	DATE

**SWICEGOOD**  
CIVIL ENGINEERING  
P.O. Box 9241 | Huntington, CA, 95848  
Phone: (707) 238-6005 | Email: info@swicegood-civil.com

APN(S): 136-071-02 & -03

**CANABIS CULTIVATION SITEPLAN**  
**AREAS 2 & 3**

MIT FARMS LLC  
22430 & 22368 JERUSALEM GRADE  
MIDDLETOWN, CA

Date: 10/25/23  
Scale: AS NOTED  
Drawn: DR  
Job: 22-52  
Sheet: 2 of 2



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## Central Valley Regional Water Quality Control Board

30 October 2020

WDID: 5S17CC429330

### **DISCHARGER**

Nicolas Taix  
473-445 Johnstonville Rd #11  
Susanville, CA 96130

### **LANDOWNER**

Thao Chee Nue  
3070 Oro Bangor Hwy  
Oroville, CA 95966

### **NOTICE OF APPLICABILITY, WATER QUALITY ORDER WQ-2019-0001-DWQ, NICOLAS TAIX, APN 136-071-030-000, 136-071-020,000, LAKE COUNTY**

Nicolas Taix (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board’s) online portal on 9 October 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 **5S17CC429330**.

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.

Pursuant to the General Order and Policy, Thao Chee Nue (hereafter “Landowner”) is ultimately responsible for any water quality degradation that occurs on or emanates from the property and for unauthorized water diversions. Accordingly, the Landowner, in addition to the Discharger, may be held responsible for correcting non-compliance.

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

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

## 1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states the disturbed area is equal to or greater 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 or equal to 1 acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as Tier 2, low risk.

## 2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order 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 **7 January 2021**. 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**

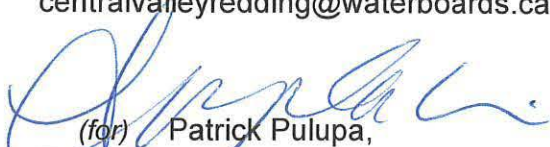
According to the information submitted, the discharge is classified as Tier 2, low risk with the current annual fee assessed at \$1000. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice 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.

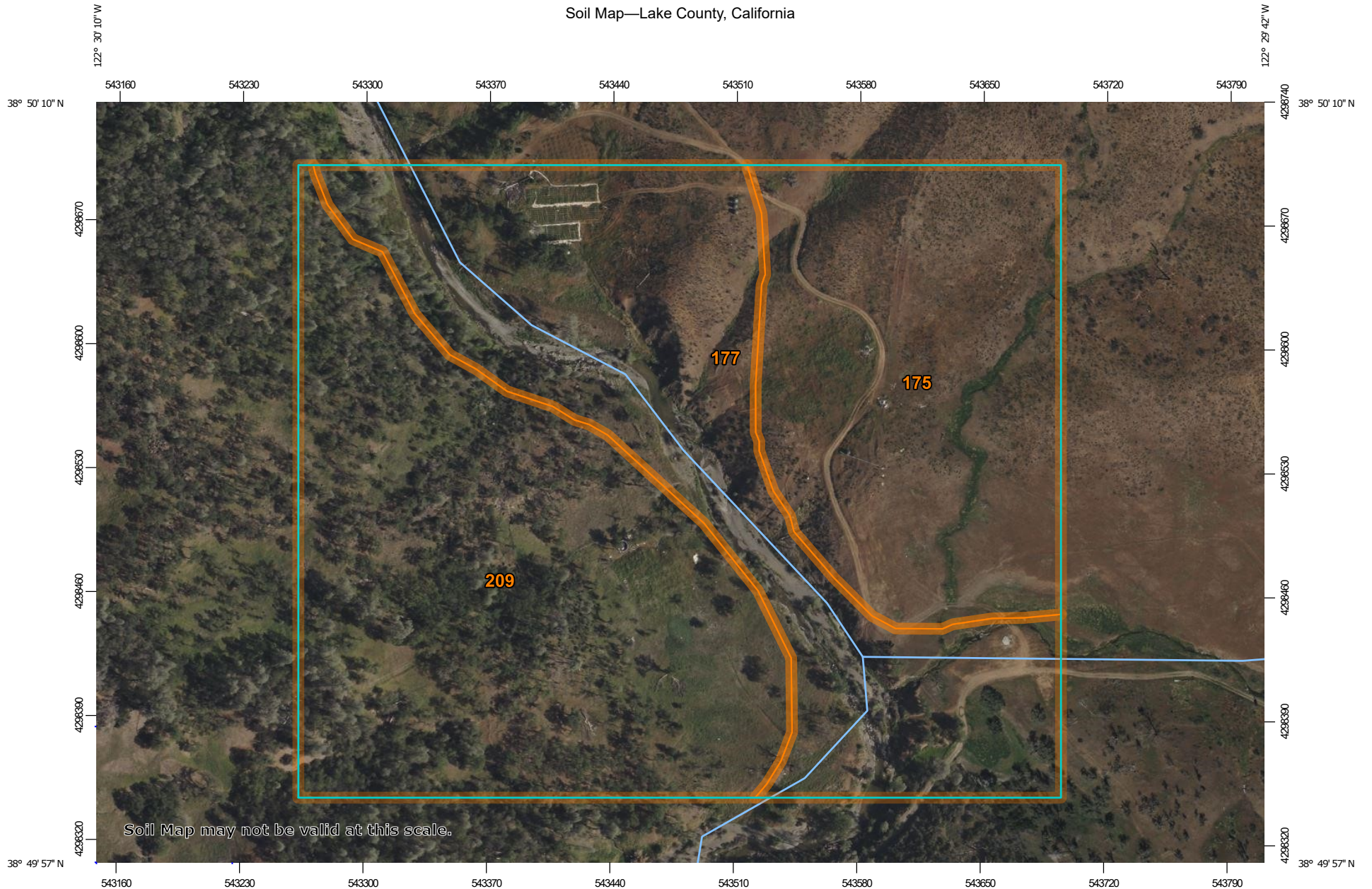
All monitoring reports, submittals, discharge notifications, and questions regarding compliance and enforcement should be directed to [centralvalleyredding@waterboards.ca.gov](mailto:centralvalleyredding@waterboards.ca.gov) or 530-224-4845.

  
(for) Patrick Pulupa,  
Executive Officer

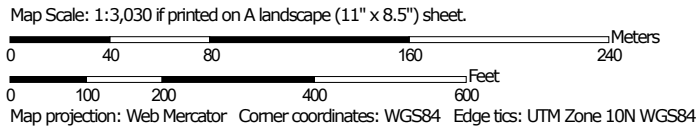
JF: mp

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

Soil Map—Lake County, California




Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, California

Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
175	Maymen-Millsholm-Bressa complex, 30 to 50 percent slopes	10.3	26.9%
177	Millsholm-Bressa loams, 30 to 50 percent slopes	12.6	32.9%
209	Skyhigh-Millsholm loams, 15 to 50 percent slopes	15.4	40.2%
<b>Totals for Area of Interest</b>		<b>38.3</b>	<b>100.0%</b>

# SECTION – I

WATER USE MANAGEMENT PLAN