



City of Clearlake

Application# CB- [REDACTED]

14050 Olympic Dr.

Clearlake, CA 95422

707-994-8201

www.clearlake.ca.us

CANNABIS BUSINESS APPLICATION For Use Permit and Regulatory Permit

(Please print clearly and fill in/provide all that apply)

Type of Commercial Cannabis Use:

- ☐ Commercial Cannabis Cultivation
- ☐ Cannabis Manufacture
- ☐ Cannabis Distributor
- ☐ Cannabis Testing Laboratory
- ☐ Cannabis Nursery
- ☐ Cannabis Processor

REQUIRED FOR A COMPLETE APPLICATION

- ☒ Completed and signed Application Forms
- ☒ Additional Documentation
- ☒ Initial Application Fee Paid: (\$**TBD**)

Applicant's full name: Clearlake Harvest Company, LLC (Kris Gretsinger)

Applicant's mailing address: PO Box 2116 Clearlake, CA 95422

Applicant's phone number: 510-381-8199 Email: info@chcfarms.com

Applicant's physical home address: 2250 Ogulin Rd Canyon Clearlake, CA 95422

Applicant's tax ID number: 86-3836659

Management/ Community Relations Contact(s) Kris Gretsinger

Applicant's Height: 5'9 Weight: 100 Hair color: Brown Eye color: Brown

Address of proposed business: 2250 Ogulin Canyon Rd, Clearlake, CA 95422

Square footage of proposed building: See attached

Describe the site plan and floor plan (attach additional page if necessary): See attached

Number of Managers/Supervisors: 3 Number of employees: None at the moment. Potential for 20

Names and addresses of anyone who will act as an owner, manager or supervisor of the facility (attach additional page if necessary): See Operations Plan

Describe proposed business and operations (attach additional page if necessary): See Operations Plan

Anticipated gross annual revenues: See Operations Plan

DOCUMENTS TO SUBMIT

Please provide additional information as required in Section 18-12.050, 18-12.060, and Section 5-25 including but not limited to the following:

{ X } 1. Two passport quality, current photographs of the applicant.

{ X } 2. Copy of birth certificate, passport, or valid California Driver's License (not to include an AB60 federally restricted license).

{ X } 3. Sign off by Lake County Fire Protection District permitting the use. Reached out to Fire Marshall Cory Smith and are in communication with the Fire Department.

{ X } 4. The applicant must complete a criminal history check for the State of California and F.B.I. which is approved by the Chief of Police or his designee.

☒ 5. A sketch or diagram depicting the interior configuration of the premises, including the total floor area, drawn to scale. See attached.

☒ 6. A site plan drawing depicting the facility and all properties within 600 feet.

☒ 7. A lighting plan showing existing and proposed exterior and interior lighting placement and levels.

☒ 8. A detailed security plan.

☒ 9. An odor control plan.

☒ 10. A detailed business plan.


☒ 11. Previous addresses for the past five years.

☒ 12. Property ownership and lease details.

AGREEMENT

APPLICANT'S SIGNATURE (Attach Notarized documents)

I hereby certify that I will abide by the City of Clearlake's Commercial Cannabis Ordinance No. 200-2017 and this agreement and that the information provided in this application is, to my knowledge, true and correct. I hereby authorize City staff, including the police department, authority to conduct a criminal background check pursuant to California Penal Code Section 11105(b)(11) and 13300(b)(11), which authorizes city authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the FBI every person listed as an owner manager or supervisor of the marijuana business must submit fingerprints and other information deemed necessary by the City Manager or his designee for a background check by the Clearlake Police Department. I understand that any material misrepresentation may result in either denial or revocation of dispensary permit.

Applicant's Signature: 

Date: 5/13/21

FOR OFFICE USE ONLY

APPROVED BY: _____

DATE: _____

☐ Credit Card ☐ Debit Card ☐ Money Order ☐ Cash ☐ Check # _____



California Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670-4599
916-358-2900
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



9/9/2021

Erin McCarrick
2250 Ogulin Canyon Road
Clearlake, CA 95422
erin@madronestrategies.com

Dear Ms. McCarrick:

Notification of Lake or Streambed Alteration
EPIMS Notification No. LAK-18425-R2
2250 Ogulin-Standard Agreement

The California Department of Fish and Wildlife (CDFW) had until August 31, 2021, to submit a draft Lake or Streambed Alteration Agreement (Agreement) to you or inform you that an Agreement is not required. CDFW did not meet that date. As a result, by law, you may now proceed with the project described in your Notification without an Agreement.

Please note pursuant to Fish and Game Code section 1602, subdivision (a)(4)(D), if you proceed with this project, it must be the same as described and conducted in the same manner as specified in the Notification and any modifications to that Notification received by CDFW prior to August 31, 2021. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the Notification. If the term proposed in your Notification has expired, you will need to re-notify CDFW before you may begin your project. Beginning or completing a project that differs in any way from the one described in the Notification may constitute a violation of Fish and Game Code section 1602.

Your Notification includes, but is not limited to the following information:

- Proposed cannabis operations will occupy 27,500 square feet of the property and will be on existing flat land. The proposed site for the nursery is on an existing concrete slab.

Also note that while you are entitled to complete the project without an Agreement, you are still responsible for complying with other applicable local, state, and federal laws. These include, but are not limited to, Fish and Game Code sections 2080 *et seq.* (species listed as threatened or endangered, or a candidate for listing under the California Endangered Species Act); section 1908 (rare native plants); sections 3511, 4700, 5050, and 5515 (fully protected species); section 3503 (bird nests and eggs); section 3503.5 (birds of prey); section 5650 (water pollution); section 5652 (refuse

Erin McCarrick
EPIMS Notification No. LAK-18425-R2
Page 2 of 2

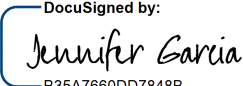
disposal into water); section 5901 (fish passage); section 5937 (sufficient water for fish); and section 5948 (obstruction of stream).

This letter may be submitted to the California Department of Cannabis Control (DCC) to satisfy Business and Professions Code section 26060.1 (b)(3) as written verification that a Lake or Streambed Alteration Agreement is not required for the activities specifically described in your Notification.

Finally, if you decide to proceed with your project without an Agreement, you must have a copy of this letter and your Notification, with all attachments, available at all times at the work site.

If you have questions regarding this letter, please contact Kyle Stoner, Senior Environmental Scientist (Specialist), at (916) 767-8178 or by email at kyle.stoner@wildlife.ca.gov.

Sincerely,

DocuSigned by:

B35A7660DD7848B...

Jennifer Garcia
Environmental Program Manager

ec: Kyle Stoner, Senior Environmental Scientist (Specialist)
kyle.stoner@wildlife.ca.gov

Please print this license order confirmation for your records.

Once you have printed your receipt and license document(s) (as applicable) you will have concluded the online ordering process. You may use any self-print license document within the validity dates on the document.

NOTE: Please allow at least 15 days for your mail fulfilled annual license, harvest tag, fishing report card, or annual lands pass to arrive in the mail. If you ordered multiple items, they will be printed and mailed in a single long document. Be sure to separate the license documents after the "—END OF DOCUMENT—" indicator before use.

If you do not receive your license document(s) in the mail within 15 days, please contact us as soon as possible. If over 90 days pass from your purchase date you may be required to purchase duplicate items.

(916)928-5805
LRB@WILDLIFE.CA.GOV

California Department of Fish and Wildlife

License Order Confirmation

Trans Number: 24949305

Licensee Name: ERIN MCCARRICK

GO ID: 1066192566

Date of Birth: 06/21/1980

Item Name	Your Price
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2021 1602 Std \$25 - 100K	2,478.25
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Customer Total: \$2,478.25

Order Total: \$2,478.25

Purchase Total: \$2,478.25

Charged To Visa: \$2,478.25

Credit Card Number: *****4706

Reference Number: 3839142

Purchase Date/Time: 6/1/2021 7:15:25 PM

Retain this LICENSE ORDER CONFIRMATION as Proof of Purchase.

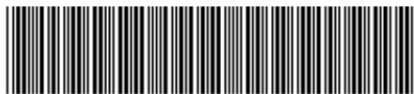
21

LSA

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

LSA PAYMENT RECEIPT

Not a license



D-0032934779-4

GO ID: 1066192566

STATE ID: B675**** CA

ERIN MCCARRICK

3650 LOCUST ST

CLEARLAKE, CA 95422

Doc No: D-0032934779-4
Trans: 000000024949305
010793051

Outlet No: 305002-001
6/1/2021 7:15:25 PM

Item	Fee*
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1602 Std \$25 - 100K	\$2,478.25
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Applicant Name: ERIN MCCARRICK

Business Name: CLEARLAKE HARVEST COMPANY

LSA Notification #: TBD

Project Name: 2250 OGULIN - STANDARD

AGREEMENT

Total: \$2,478.25

*Includes any applicable application fees, agent handling fees and license buyer surcharge.

----- End of Document D-0032934779-4 -----

Application for Commercial Cannabis Operations

By Clearlake Harvest Company, LLC

2250 Ogulin Canyon Rd

Clearlake CA 95422

2250 Ogulin Canyon Commercial Cannabis Application

1. Introduction
2. City of Clearlake Considerations
 - a. Additional Information
 - b. General Plan Consistency
 - c. Environmental Consideration
 - d. Zoning and Regulatory Considerations
 - e. Proof of Legal Access
 - f. Noise, Traffic, Visual, Geological and Neighborhood Considerations
 - g. City of Clearlake Regulatory Compliance Review
3. Vicinity Map
4. Site Plans and preliminary floor plans
5. Business Plan
6. Operations Plan
 - a. Security and Lighting Plan
 - b. Odor Management Plan
 - c. Parking Plan
 - d. Employee Safety and Training Plan
 - e. Waste Management Plan (both solid and liquid waste)
 - f. Pest Management Plan
 - g. Materials Plan
 - h. SWIPP/Drainage, Erosion & Sediment Control Plan
 - i. Grading Plan – if applicable
 - j. Water Management Plan
7. Archeological Report
8. Botanical/Biological Report

Attachments

- I. Landlord Authorization
- II. City of Clearlake Regulatory Compliance Review
- III. Security and Lighting Plan
- IV. Waste Management Plan
- V. Pest Management Plan
- VI. SWPPP
- VII. City of Clearlake Application

I. INTRODUCTION

Who: Clearlake Harvest Company, LLC (Kris Gretsinger)

Kris Gretsinger: 510-381- 8199

Anand Rajendraiah: 616-634-2617

Erin McCarrick: 707-350-5052 or 605-393-7658

What: The applicant, Kris Gretsinger, is proposing a new cannabis operation that will include a nursery, a processing building, and hybrid greenhouse cannabis cultivation sites. The project is proposed on a 12.95 acre property in Clearlake CA (APN 010-044-19). The property was most recently a single-family dwelling. Prior to that, it was used for small scale honey processing. The surrounding area is zoned industrial and also commercial cannabis in the CB overlay zone.

Proposed cannabis operations will occupy 27,500 square feet of the property and will be on existing flat land. The proposed site for the nursery is on an existing concrete slab.

The total cumulative project will not disturb more than one acre.

Where: 2250 Ogulin Canyon Rd, Clearlake, CA 95422

Why: The applicant currently operates a cannabis distribution company in Clearlake and is looking to expand operations, create more jobs, and increase the tax base for the City of Clearlake.

How/When: The applicant hopes to break ground this year and begin employing a crew of ten people for cultivation and harvest operations this fall. Additionally, applicant plans to facilitate license and growing opportunities for equity candidates this year as part of the Clearlake Social Equity Program.

The members of Clearlake Harvest Company have been involved in numerous fire recovery projects in Lake County and therefore are very committed to fire safety and prevention. Applicant is committed to working with the City of Clearlake, the Clearlake Police Department, the Fire Department, and other State and Local agencies to ensure this company complies by all regulations, including 4290 road compliance and access for all emergency personal.

2. CITY OF CLEARLAKE CONSIDERATIONS

A. Additional Information

Applicant: Clearlake Harvest Company, LLC

Operator:

- I. Operator(s)
 - a. The name or names of the Operator: Kris Gretsinger
 - b. Date of birth: April 24, 1979
 - c. Previous addresses for the five (5) years immediately preceding the present.
 - i. 2016 – Current: 2035 Kenway Court Lodi, CA 95242
 - d. The height, weight, color of eyes and hair.
 - i. 5'9, 230 lbs, brown eyes, brown hair
 - e. Photographs for identification purposes (photographs shall be taken by the Police Department or provide 2 passport quality photos).
 - i. With the City of Clearlake
 - f. All business, occupation, or employment for the five (5) years immediately preceding the date of submittal of the application form.
 - i. 2020 – Current: Owner/Operator, Clearlake Ventures, LLC. – Clearlake
 - ii. 2010 – 2020: Project Manager, Pacific States Environmental – Dublin, CA
 - g. The Cannabis Operation business history, including whether the Business Owner and Responsible Parties while previously operating in this or another city, county or state has had a cannabis related license revoked or suspended, the reason therefore, and the business or activity or occupation subsequent to such action of suspension or revocation.
 - i. Applicant currently owns and operates a cannabis distribution company in Clearlake, CA. Applicant additionally owned a cannabis cultivation in Mendocino County that was sold to another person. Applicant has never had a cannabis related license revoked or suspended.
2. Tax identification number.
 - a. Clearlake Harvest Company, LLC = 86-3836659
3. The address to which notices relating to the application is to be mailed.
 - a. PO Box 2116, Clearlake, CA 95422

Application Fee: Submitted

B. General Plan, Land Use and Zoning Compliance Consideration:

The site is designated for Industrial land uses zone in the General Plan and in the Cannabis Combining (CB) zoning, which appears to be consistent with the project.

Additionally, as noted in the vicinity maps, the proposed operation is well beyond 600 feet from any currently sited youth facilities, such as public and private schools. The closest property line is a storage facility that is over 400 feet from the site. The site will not be visible from the road.

C. Environmental Consideration:

The applicant has been determined low risk through both the State Water Resources Control Board and the Department of Fish and Wildlife for this Commercial Cannabis Operations.

The applicant has obtained a biological and archeological report included in this report. The project does may require minor grading and could be considered a Class 5 Categorical Exemption "Minor Alterations in Land Use Limitations" as it does not have a slope of more than 20% and will not result in any major changes in land use or density.

The proposed project is 378 feet way from the closest waterway - an ephemeral stream in the southeast corner of the property. There is no risk of runoff from operations as the greenhouses will be self-contained. Additionally, the area around the greenhouses will have waddles and any other necessary erosion and wastewater controls. There are no waterway crossing to access the cultivation site. Applicant has filed for a Standard Agreement with Fish and Wildlife and is enrolled in the State Water Board for Cannabis Cultivation.



D. Zoning and Regulatory Considerations

Ordinance No. 249-2021 recently amended section 18-43.050 (A) of Chapter 18 of the Municipal Code to re-remove the numerical cap on cannabis businesses located within the boundaries of the Commercial Cannabis Combining District Map.

Use Consistency with the Zoning Code:

The project is located in the Industrial Zoning District and the CB, Commercial Cannabis Combining District. Surrounding uses are mostly comprised of other commercial operations including existing and proposed cannabis operations. There are no youth facilities, churches, schools or parks located nearby. To the applicant's knowledge, there are no inhabited residence within 600 feet.

E. Proof of Legal Access

See attached approval from Anand Rajendraiah on behalf of RSG Clearlake Vista, LLC (the property owner). See Attachment I

F. Noise, Traffic, Visual, Geological and Neighborhood Considerations

The property is isolated and in a low traffic area. There will be very low traffic to and from the property aside from employee vehicles. It is anticipated that the employees will not exceed twenty and that will be over years of growth. If necessary, the applicant will obtain noise, traffic, visual, or neighborhood considerations. The property is not within a Groundwater Sustainability Agency, and therefore does not need a Geological Survey.

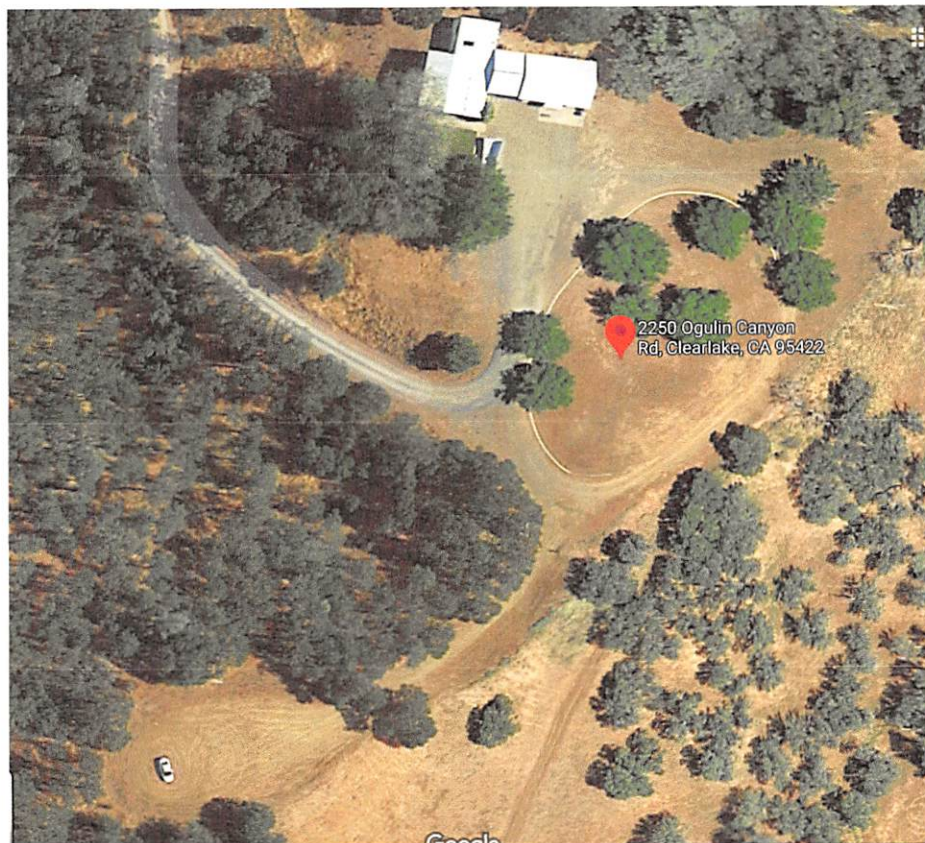
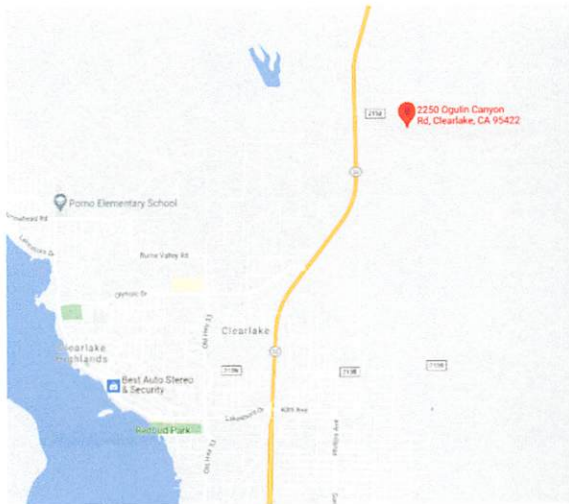
G. City of Clearlake Regulatory Compliance Review

See Attachment II

3. VICINITY MAP

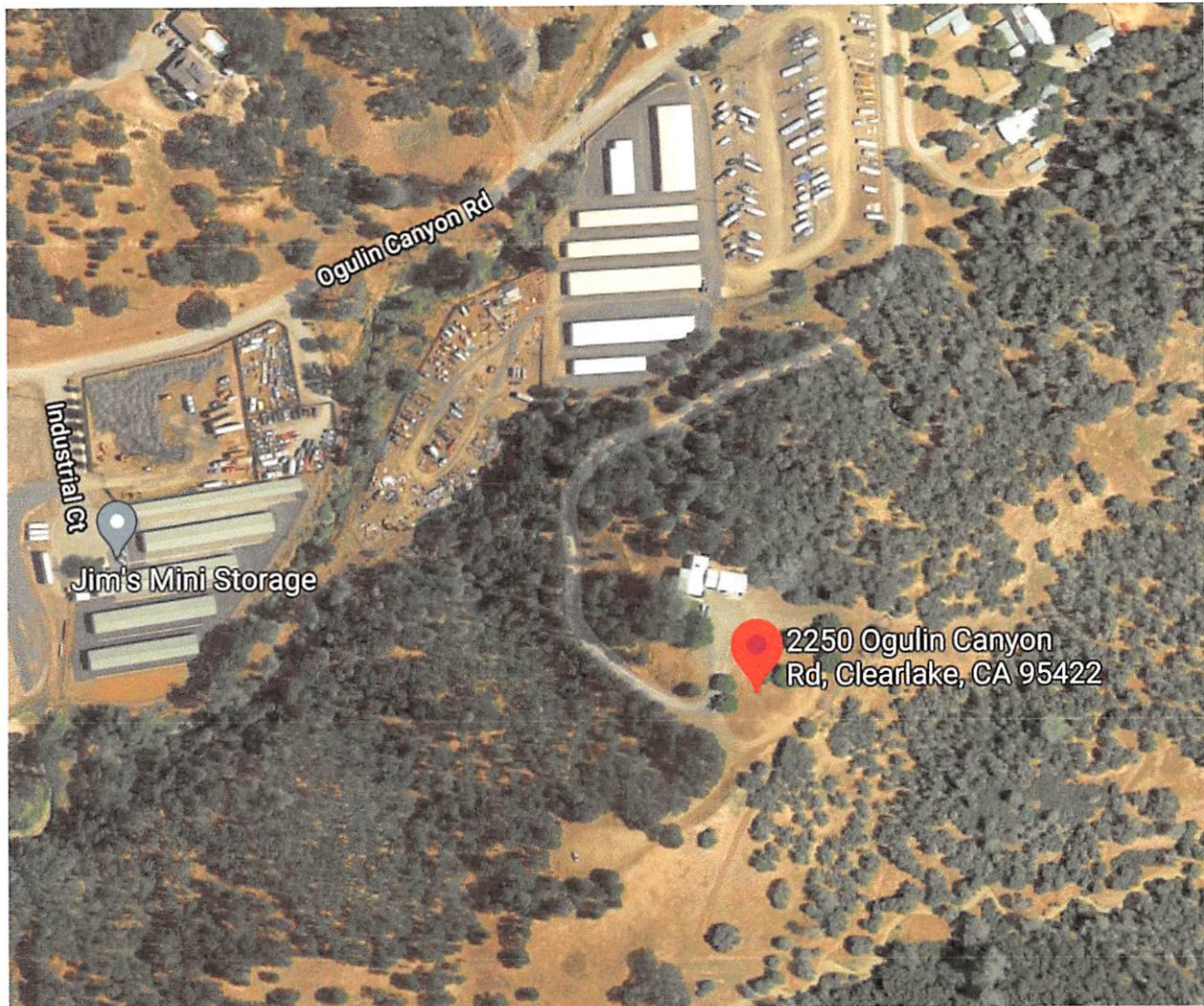
The following maps show the location of the proposed project to surrounding businesses and identifies the closest schools, playgrounds, churches, nurseries.

General location of proposed project



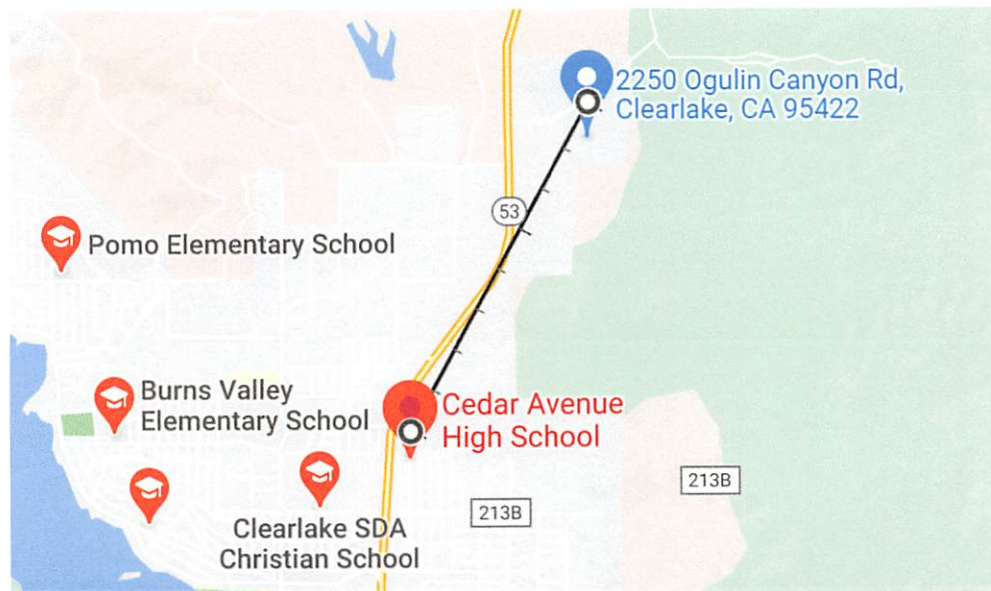
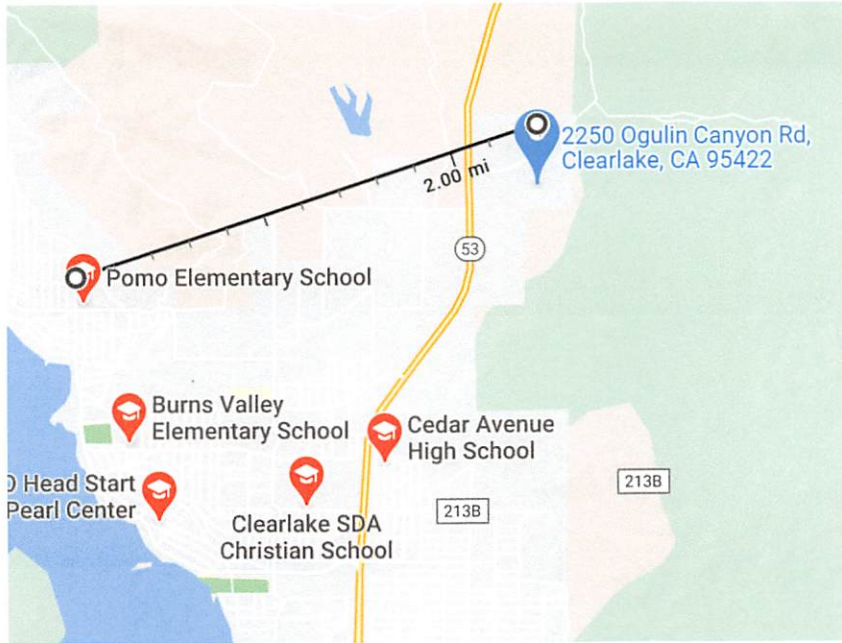
Surrounding area

- The surrounding area is industrial to the North, comprised of a dog kennel and storage facility. The areas to the South and East are undeveloped parcels.



Proximity to schools

- Pomo Elementary is 2.37 miles away and Cedar Avenue High School is 1.57 miles away.



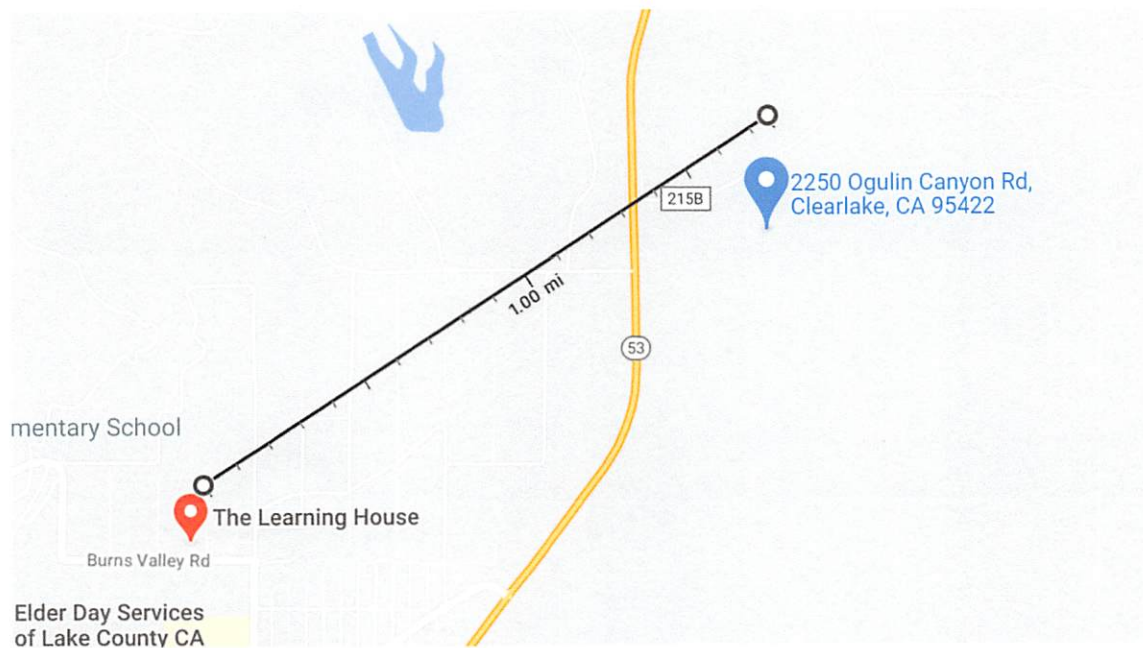
Proximity to churches

- Clearlake Church of the Nazarene is the closest church and it 1.2 miles away.



Proximity to childcare

- The Learning House is the closest childcare and it is 1.5 miles away.



4. SITE PLANS AND PRELIMINARY FLOOR PLANS

Site Plan

SITE 1

Office Space

SITE 2

1600 sf Nursery

SITE 3

3000 SF Nursery

SITE 4

10,000 sf Cultivation

SITE 5

2500 sf Cultivation or processing building

SITE 6

2400 sf Processing

SITE 7

5,000 sf Cultivation area with Equity Partners



Total Canopy = 17,500 sf

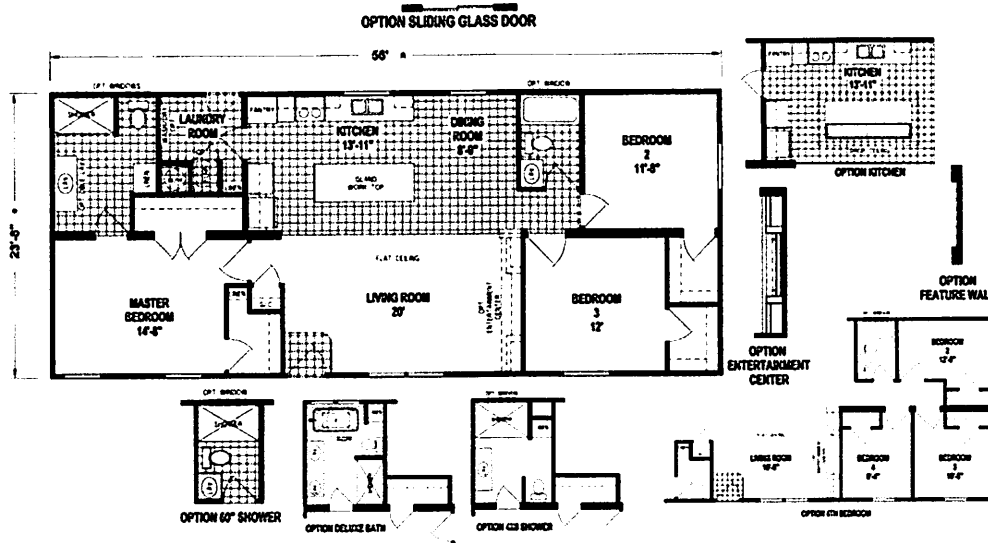
Total Square Footage = 27,500 sf

Newly Disturbed Footage = 25,900 sf

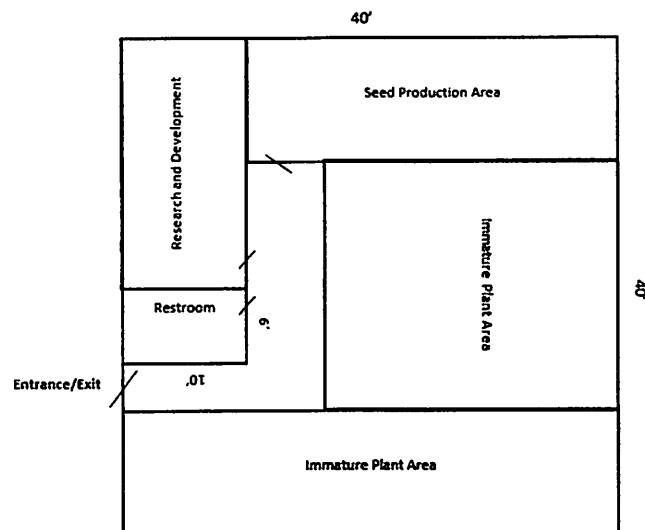
Not to scale

Types of Licenses & Preliminary Floor Plans

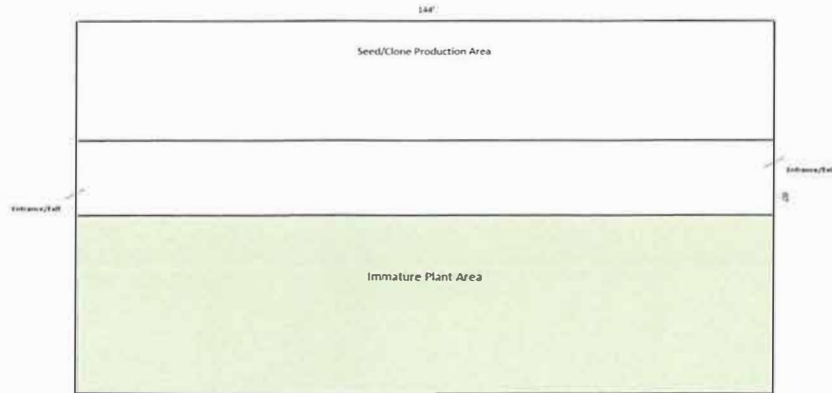
- Site 1 – Office Space
 - Office Space – There will be no change to the existing trailer on the property. The trailer is a Skyline 24x60 foot trailer. The bedrooms on the below floor plan will be used as offices.



- Site 2 – Nursery Operations
 - Nursery License - Nurseries produce only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of medical cannabis.



- Site 3 – Nursery Operations or Processing (see processing layout)
 - *Nursery License* - Nurseries produce only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of medical cannabis.



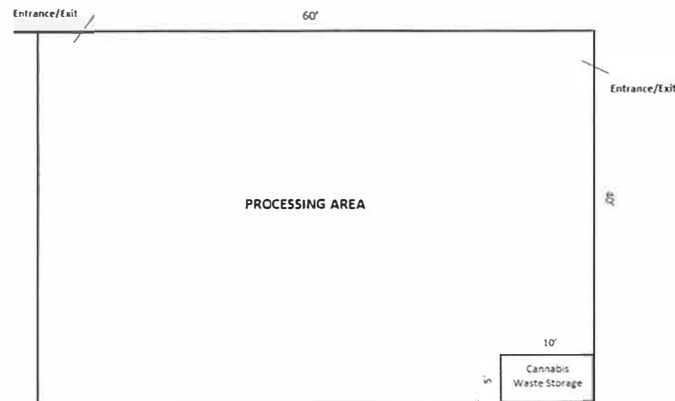
- Site 4 - Cultivation Operations
 - *Small Mixed Light Tier 2* – cannabis cultivation up to 10,000 square feet in a hybrid greenhouse.
 - *See attached information and quote from Fullbloom Greenhouse. Picture of proposed greenhouse below. Full engineered plans available upon payment.*



- Site 5 – Cultivation Operations
 - *Specialty Cottage Mixed Light Tier 2* – cannabis cultivation up to 2,500 square feet in a hybrid greenhouse.
 - See attached information for the 3000 square foot greenhouse. Picture of proposed greenhouse below. Full engineered plans available upon payment.



- Site 6 - Processing Operations
 - *Processing Operations* - Processing operations are auxiliary to a cultivation license. The structure will be used for drying, curing and trimming the flower.



- Site 7 – Equity Partner Cultivation Operations

It is a priority of our organization and operation to build social equity into our business model. We will set aside the following licenses for equity candidates. We will work with the City of Clearlake to identify those individuals that qualify for the developing equity program.

- *Specialty Cottage Mixed Light Tier 1* – cannabis cultivation up to 2,500 square feet in a hybrid greenhouse.
 - See attached information for the 3000 square foot greenhouse. Greenhouse is the same as the type on Site 5. Full engineered plans available upon payment of greenhouse.

5. BUSINESS PLAN

Snapshot

The Product:

The primary product and revenue streams for Clearlake Harvest Company is high quality, cleanly grown cannabis for the legal regulated cannabis market in California.

Clearlake Harvest Company will also have a nursery to provide the plants for the cultivation onsite. This nursery will also produce a secondary revenue stream providing unique strains to local cultivators.

The Customer:

Wholesale cannabis buyers – identified.

Sales:

Clearlake Harvest Company has relationships with local distribution companies and wholesale cannabis buyers to purchase bulk flower.

Anticipated Revenue:

More detailed financials available upon request.

10,000 square foot greenhouse revenue:

- Expected yield: A 10,000 square-foot greenhouse can average 40 grams/square foot of canopy, totaling 880 pounds/10,000 square feet of canopy. Our estimates are conservative, forecasting 850 pounds/10,000 square feet.
- Expected revenue: As of May 7, 2021, the U.S. Cannabis Spot Index had the average price of cannabis at \$1565/pound. We are taking a very conservative estimate of \$850/pound yielding \$748,000 per cycle. Clearlake Harvest Company intends on cultivating three cycles/year resulting in yearly revenues of \$2,244,000.

Two 2,500 square foot greenhouse revenue:

- Expected yield: This yield is dependent on the equity grower(s) that partners with Clearlake Harvest Company. These greenhouses will be a different variety than the 10,000 square-foot greenhouse and are intended for a standard growing cycle (May – October). The average yield of 40 grams/square foot of canopy can still be used resulting in 220 pounds/2,500 square feet of canopy.
- Expected revenue: Keeping the same conservative estimates of \$850/pound, it would result in \$187,000/greenhouse, \$374,000 total. However, as this is an equity project, there may be other variables to consider as the program is developed.

Nursery revenue:

- As this is not the primary source of revenue, the estimate is based on observational data of need in the community. The peak need for seeds and clones for outdoor season is January – June. The average price of a clone is \$10/clone. A modest goal of Clearlake Harvest Company is 5,000 clones/month. Monthly anticipated revenue is \$50,000/month for six months resulting in a yearly revenue of \$300,000.

Anticipated Return to Community:

In addition to the hiring of Clearlake Equity Candidates and local employees, Clearlake Harvest Company is committed to purchasing equipment and supplies locally and sourcing local contractors.

TIMELINE

2021

May – July/August

- Apply and go through licensing
- Identify equity partners
- Find contractor and supplier for 10,000 square foot greenhouse and processing building

July/August* – October

- Support equity growers in growing cycle
- Build out processing building
- Build out nursery
- Begin buildout of 10,000 square foot greenhouse

*If licenses are obtained

October – December**

- Process product from equity greenhouses
- Continue buildout of 10,000 square foot greenhouse
- Start propagating clones for 2022

**If licenses are obtained after a possible growing cycle (August/September) focus will be on prepping for first Greenhouse cycle in 2022

2022

March – May/ June – August/ September - November

- 10,000 sf Greenhouse cycle – giving time to ensure greenhouse is up and running

March – October

- 2500 sf Greenhouse cycle

Jan – June

- Sales of clones

6. OPERATIONS PLAN

- a. Security and Lighting Plan
- b. Odor Management Plan
- c. Parking Plan
- d. Employee Safety and Training Plan
- e. Waste Management Plan (both solid and liquid waste)
- f. Pest Management Plan
- g. Materials Plan
- h. SWIPP/Drainage, Erosion & Sediment Control Plan
- i. Grading Plan – if applicable
- j. Water Management Plan

General Operations:

The general operations of this commercial cannabis company include

1. Nursery
2. Greenhouse Cultivation
3. Processing Building

Hours of Operation

1. Nursery: 8am – 6pm
2. Greenhouse Cultivation: 7am – 4pm
3. Processing Building: 8am – 6pm

a. Security and Lighting Plan

- a. See Attachment III

b. Odor Management Plan

- a. When processing and during flowering in the greenhouses, we will use fans and carbon filters to control odor from our premises. The fans and filters will be placed in the corners of the processing facility and greenhouses. The nursery does not need filtration as the immature and non-flowering plants do not produce odor. We will use Phat Carbon filters with 8” fans.

<http://www.phatfilter.com/phat-filters>.

c. Parking Plan

- a. Per City of Clearlake Regulations, we will have four and one-half spaces for every 1,000 square feet of gross floor area that is open to the public. In the current plans, there is 1,440 square feet open to the public. Additionally, we will ensure there is adequate parking for the employees. The dimensions of the parking spots adhere to the minimum requirement of 8' for compact, 9' for standard, and 14' for ADA parking spaces.

Parking Sites 1 and 2 will each have one ADA parking spot and 4 standard parking spots.



d. Employee Safety and Training Plan

- a. Clearlake Harvest Company (CHC) will abide by all State, Local and Federal laws. CHC will ensure safety standards on the property adhere to OSHA and CalOSHA standards. CHC will stay apprised of all updates to safety standards, mandates, and guidance per OSHA, CalOSHA, State, Local and Federal, including COVID safety standards and operations. Once employees are hired, an IIPP will be created and employee training will be documented and kept on file.

e. Waste Management Plan

- a. Cannabis Waste - Attachment IV
 - i. See attached Waste Management Plan using the approved form by the California Department of Agriculture (CDFA) Cannabis Department.
 - ii. Additionally, see Water Management Plan for information about applicant's adherence to California State Water Resources Control Board Cannabis Policy and Cannabis Cultivation General Order.
- b. Solid Waste
 - i. Applicant has waste service through Lake County/Clearlake Waste Solutions.
- c. Other Waste
 - i. Standard and ADA Porto-potties will be provided and serviced through Action Sanitary when there are employees onsite. The office space has a restroom with a permitted septic system on the property.

f. Pest Management Plan

- a. See attached Pest Management Plan using the approved form by the California Department of Agriculture (CDFA) Cannabis Department. Attachment V.

g. Materials Plan

- a. This item requests a list of all pesticides, fertilizers, and any other hazardous materials that may be used and a storage plan for these materials.
 - i. Pesticides are listed in the Pest Management Plan
 - ii. There will be minimal fertilizers used. The soil will be above ground in pots inside the greenhouses. Potential fertilizers include Soil from a reputable company, cow manure (manure to be stored according to SWPPP) and various soil amendments to be listed and given to City of Clearlake once operations commence.
 - iii. There will be no volume of materials onsite that require a hazardous materials plan. Potential hazards include: gas cans to be stored according to SWPPP and in the largest volume of five-gallon containers; propane tanks in the largest volume of 7.5 gallon containers; and isopropyl alcohol in the largest volume of five-gallon containers. CHC will notify all state and local officials if anything changes.

h. SWPPP/Drainage, Erosion & Sediment Control Plan

- a. This total project does not disturb more than one acre of land and therefore does not call for a Storm Water Pollution Prevention Plan (SWPPP). The cannabis and water usage will be contained within a greenhouse and water will be minimal and recycled if possible resulting in minimal runoff.
- b. Additionally, every cannabis cultivation applicant must enroll and obtain coverage in the Cannabis Water Discharge Program with the State Water Resources Control Board (SWRCB) and obtain a Lake Streambed Alteration Agreement (LSAA) or obtain a waiver for it through the California Department of Fish and Wildlife (CDFW). The applicant has been determined low risk through both the SWRCB and the CDFW for this Commercial Cannabis Operation. Each State agency, SWRCB and CDFW, requires annual submittal and monitoring. CHC will submit these reports to the City of Clearlake as needed or if requested.
- c. CHC is committed to being proactive in environmental compliance and pollution prevention and has prepared attached SWPPP for any construction activity during the build out of this operation. Attachment VI.

i. Grading Plan

- a. The applicant does not see the need for a grading plan at this time as proposed location is flat and total project is under one acre.

j. **Water Management Plan**

Water management is extremely important to CHC, we will adhere to any regulations or recommendations for local and state officials and agencies. As noted below, the applicant is enrolled in the Cannabis Water Discharge Program and will abide by the monitoring required through compliance gages.

a. State Water Resources Control Board

Every cannabis cultivation applicant must enroll and obtain coverage in the Cannabis Water Discharge Program. Clearlake Harvest Company has enrolled in this Program and will adhere to the Cannabis Policy and Cannabis Cultivation General Order. Listed below is information and guidance from the SWRCB website. Clearlake Harvest Company intends to comply with these requirements and guidelines.

- i. SWRCB Cannabis Policy: The Cannabis Policy establishes principles and guidelines (requirements) for cannabis cultivation activities to protect water quality and instream flows. The purpose of the Cannabis Policy is to ensure that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, and springs. The Cannabis Policy requirements are primarily implemented through the Water Boards Cannabis Cultivation General Order and Cannabis SIUR permits in addition to the California Department of Food and Agriculture's Cal Cannabis Cultivation Licensing Program.

- I. [Cannabis Cultivation Policy Principles and Guidelines for Cannabis Cultivation](#)

- ii. SWRCB Cannabis Cultivation General Order: The Cannabis Cultivation General Order is to ensure, to the greatest extent possible, that discharges to waters of the State do not adversely affect the quality and beneficial uses of such waters. The Cannabis Cultivation General Order is a simplified Waste Discharge Requirement (WDR) available to cannabis cultivators to regulate discharges of waste associated with cannabis cultivation. Threats of waste discharge may be from irrigation runoff, over fertilization, pond failure, road construction, grading activities, domestic and cultivation related waste, etc. The Cannabis Cultivation General Order WDRs may be referred to as a "Water Quality Permit" or a "Water Quality Protection Enrollment" by other agencies.

- I. [Cannabis Cultivation General Order](#)

b. Compliance Gages

CHC has received a quote for purchase and installation of a compliance gage (attached). Below is information regarding the compliance gages from the SWRCB.

- i. [Online Cannabis Compliance Gage Mapping Tool](#) - The Online Mapping Tool provides cannabis cultivators that divert surface water with a tool to check whether they may divert for cannabis cultivation on a given day.
- ii. [Cannabis Compliance Gages Website](#) (Cannabis Policy, Attachment A, Section 4)- Provides an overview of the Cannabis Policy's current list of active compliance gages and the associated Tessmann Instream Flow Requirements. Please use the online mapping tool above to determine whether water is available to divert at your point of diversion.

c. Well Capacity and General Water Conservation

- i. Applicant has obtained a well report that shows 35 gallons per minute and sufficient recovery. This gpm rate should be sufficient to irrigate 20,000 square feet of canopy. Additionally, applicant will avoid overwatering and utilize the technology available to greenhouse cultivation to monitor soil moisture levels and automate watering. This measure will support the efforts to avoid overwatering.

7. ARCHEOLOGICAL REPORT

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713



In Reply Refer To:
Consultation Code: 08ESMF00-2021-SLI-1551
Event Code: 08ESMF00-2021-E-04541
Project Name: McCarrick

April 15, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to

utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

<http://>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2021-SLI-1551

Event Code: 08ESMF00-2021-E-04541

Project Name: McCarrick

Project Type: AGRICULTURE

Project Description: 12.97 acres

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.97798515,-122.60636132630475,14z>



Counties: Lake County, California

Endangered Species Act Species

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Flowering Plants

NAME	STATUS
Burke's Goldfields <i>Lasthenia burkei</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4338	Endangered
Few-flowered Navarretia <i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> (=N. <i>pauciflora</i>) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8242	Endangered
Slender Orcutt Grass <i>Orcuttia tenuis</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1063	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Clearlake Harvest Company, LLC
2250 Ogulin Canyon Rd
Clearlake CA 95422

ATTACHMENT I

LANDLORD AUTHORIZATION

LANDLORD VERIFICATION

I, Anand Rajendraiah, on behalf of RSG Clearlake Vista, LLC, Landowner and Lessor of the property located at 2250 Ogulin Canyon Road, Clearlake, CA 95422 APN: 010-044-19 (the "Property"), do hereby acknowledge and verify that Clearlake Harvest Company, LLC (hereafter "Lessee") has my express authorization to use the Property for a commercial cannabis business, including but not limited to commercial cannabis cultivation, in accordance with the terms and conditions of the lease for the Property executed by and between myself, as Lessor, and the Lessee (the "Lease").

I can be reached at the contact information below further verification be deemed necessary.

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read 'Anand Rajendraiah', is written over a solid horizontal line.

Anand Rajendraiah

489 Forestridge Drive
Coppell, TX 75019
(916) 201-6078

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: _____

APN No: _____

STATE OF California)SS
COUNTY OF LAKE)

On May 6, 2021 before me, SHARON BASSHAM, Notary Public, personally appeared

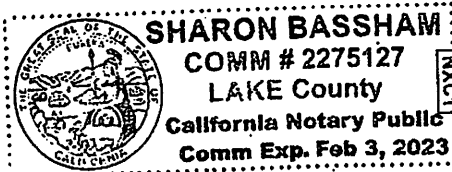
Anand Rajendraiah
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon Bassham



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____

DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Clearlake Harvest Company, LLC
2250 Ogulin Canyon Rd
Clearlake CA 95422

ATTACHMENT II

CITY OF CLEARLAKE REGULATORY COMPLIANCE REVIEW

City of Clearlake Regulatory Compliance Review
Clearlake Harvest Company

Applicant has provided answers to the City of Clearlake Regulatory Compliance Review as listed in the Cannabis Business Application.

- a. **Management and onsite community relations contacts:** Applicants shall provide the Community Development Department, Fire Department, and Police Department with full contact information for the Person or Persons having management and/or supervision of the cannabis business as well as an onsite community relations contact. Subsequently Cannabis Operators shall provide prompt written notice to the Planning Department, Fire Department, and Police Department of any changes to such contact information.

Applicant Comment:

The principals of Clearlake Ventures are

Kris Gretsinger: 510-381-8199, Onsite Community Relations Contact

Anand Rajendraiah: 616-634-2617

Erin McCarrick: 707-350-5052

Applicant will also provide an updated information/contact sheet to the Community Development Department, Fire Department, and Police Department within 30 days of change.

- b. **Security cameras.** Security surveillance cameras shall be installed to provide coverage on a twenty-four (24) hour basis of all areas where Cannabis is cultivated, weighed, manufactured, packaged, stored and dispensed in a manner that provides clear and certain identification of individuals. Cameras shall remain in active, operable condition and capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for ninety (90) days.

Applicant Comment:

See "Security and Lighting Plan" in applicant's Operations Plan addressing the requirements of the City of Clearlake and the State of California.

As required by the State of CA, the security camera system will provide twenty-four-hour coverage, maintained for ninety (90) days.

- c. **Alarm system.** A professionally monitored robbery alarm system shall be installed and maintained in good working condition. The alarm system shall be installed in accordance with Article 5-13 of the Code and shall include sensors to detect entry and exit from all secure areas and windows. Cannabis Operators shall keep the name and contact information of the alarm system installation company as part of the business's onsite books and records.

Applicant Comment:

See "Security and Lighting Plan" in applicant's Operations Plan addressing the requirements of the City of Clearlake and the State of California.

Applicant will engage the services of a third-party security company to install, maintain, and monitor an alarm system that is activated at all times when the business is closed. The system will detect unauthorized entrance at all entry or exit points, and all exterior windows of the premises. It will also detect movement in the licensed premise when the premises is vacant of employees. This system will adhere to the requirements of Clearlake Municipal Code, Ch. V, Art. 5-13, Alarm Systems.

- d. **Limited Access Area:** A cannabis business shall establish limited access areas accessible only to authorized personnel and enforcement.

Applicant Comment:

Applicant will clearly label Limited Access Areas on site and protect with limited access protocols such as keypad entry and all employees' badges, draft and implement standard operating procedures for entry and exit and establish Limited Access Area is identified in the Security Plan.

- e. **Storage:** All cannabis on the Permitted Premises shall be stored and secured in a store room, safe, or vault in a manner that prevents diversion, theft, and loss.

Applicant Comment:

All cannabis will be stored in locked and secure locations. Protocols will be put in place to ensure a checklist of putting away cannabis products and securing the location before the close of business each day.

Cannabis and cannabis products will be in the view of and monitored by the security cameras on premises.

- f. **Transportation:** Each cannabis business shall provide as a part of its security plan a description of its procedures for transportation delivery, and safely and securely transporting Cannabis Products and currency in accordance with state law.

Applicant Comment: Transportation of cannabis and cannabis products will be conducted by a Type II licensed cannabis distributor.

- g. **Locks:** All points of ingress and egress to a cannabis business shall ensure the use of commercial-grade, nonresidential door locks and window locks.

Applicant Comment:

Applicant will ensure all doors of the premises include commercial-grade door locks and that each interior and exterior door of the facility maintains an appropriate level of access control relative to the hierarchy of risk and access restrictions relative to each area of the facility.

- h. **Odor control:** All cannabis businesses in the City shall be required to incorporate and maintain adequate odor control measures incorporated and maintained such that the odors of cannabis cannot be readily detected from outside of the structure in which the Permitted Premises is located. The Cannabis Operator shall be solely responsible for taking any and all appropriate measures to meet this standard and to install, operate and maintain appropriate odor mitigation measures consistent with the manufacturer's specifications and requirements.

Applicant Comment:

See Odor Control Plan in Operating Plan.

- i. **Lighting.** Exterior lighting shall be provided for security purposes in a manner that shall be sufficient to provide illumination and clear visibility to all outdoor areas, including all points of ingress and egress, with minimal spillover on adjacent properties. The lighting shall be stationary, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood, and in compliance with all illumination standards adopted by the City on a City-wide basis.

Applicant Comment:

See "Security and Lighting Plan" in applicant's Operations Plan addressing all the requirements of the City of Clearlake and the State of California. All lights will comply with the City of Clearlake codes and regulations.

- j. Manufacturing – n/a
- k. Manufacturing – n/a
- l. Manufacturing – n/a
- m. Manufacturing – n/a
- n. Manufacturing – n/a
- o. Manufacturing – n/a

p. Storage:

Applicant Comment:

See Item “h” in this document.

q. Odor Control:

Applicant Comment:

See Item “h” in this document.

r. Trash Recycling: Provide details of a trash recycling enclosure

Applicant Comment:

See Waste Management Plan.

Applicant serviced by Lake County Waste Solutions for trash and recycling.

s. Signage: Other than address signs, no exterior signs would be used for the operation.

Applicant Comment:

Applicant will not display exterior signs.

t. Fencing, landscaping, and/or walls: Provide details of fencing, landscaping, and/or walls.

Applicant Comment:

See Security and Operations Plans.

u. Off-Street Parking: Provide details of off-street parking and access, including calculation of required parking in accordance with the Zoning Code.

Applicant Comment: See Parking Plan in Operations Plan.

v. Storage: Provide details for any outdoor storage.

Applicant Comment: See Item “e” in this document.

Additionally, any additional storage will be met via small storage sheds. Inventory will be given upon request to the Planning Department, Fire Department, and Police Department.

Clearlake Harvest Company, LLC

2250 Ogulin Canyon Rd

Clearlake CA 95422

ATTACHMENT III

SECURITY PLAN

SECURITY PLAN

Clearlake Harvest Company (CHC) understands the need to provide safety and security to all their employees. CHC intends to comply with all security requirement outlined in the Bureau of Cannabis Control regulations. CHC will also work to build trust and partnerships with all local law enforcement and City of Clearlake officials.

Applicant has previously engaged in conversation and collaboration with the City of Clearlake Police Department and Chief White to ensure cannabis facilities follow regulations and communication with the police department.

CHC commits to providing any necessary information to the City of Clearlake and the City of Clearlake Police Department as needed and whenever information changes. Currently, the Onsite Community Relations Contact is: Kris Gretsinger: 510-381-8199, Onsite Community Relations Contact.

This security plan addresses the inherent risks in cannabis operations, addresses them, finds solutions, provides lighting and camera information, and commits to adhere to the regulations set by the State of California.

Security Plan Contents:

1. Interior Site Construction Elements
2. Exterior Doors and Windows
3. Intrusion Detection System
4. Video Management System
5. Electronic Access Control System
6. Interior and Exterior Lighting
7. Employee Safety Elements
8. Cash Handling & Safe
9. Product Tracking
10. Fencing
11. State Regulations

1. Interior Site Construction Elements

Clearlake Harvest Company (CHC) will take the following measures to ensure cannabis products are locked and secured inside the premises, that only authorized employees can have access to limited access areas, and developments are up to code.

- Obtain clearance from the City of Clearlake Planning Department, Police Department and Lake County Fire before construction or alteration of existing/new buildings.
- Ensure Processing activities are secure
 - Create a locked and secure drying room
 - Store finished processed cannabis in locked and monitored building

2. Exterior Doors and Windows

- CHC is working with AES Lake County to install a sensor alarm system at all the exterior doors and windows.
- Keypad entry each door.
- Security camera at front door.
- Controlled automatic entry of roll-top door entrance.
- Adherence with all city, county, and state regulations and guidelines for security, lighting, parking, and storage. There will be no outside storage

3. Intrusion Detection System

- CHC is working with local security companies to install a sensor alarm system for any fully enclosed space.
- Authorized employees will undergo training through CHC and chosen security company to follow protocol if an intrusion occurs.

4. Video Management System

- Video management will be performed by a third party vendor for fully enclosed locations. Per CDFA regulations, there will be game cameras for cultivation while cannabis is present on the property.

- Initial Security Camera Placement below:

SECURITY – Camera Placement

- SITE 1**
Office Space
- SITE 2**
1600 sf Nursery
- SITE 3**
3000 SF Nursery
- SITE 4**
10,000 sf Cultivation
- SITE 5**
2500 sf Cultivation or processing building
- SITE 6**
2400 sf Processing
- SITE 7**
5,000 sf Cultivation area with Equity Partners



- Proposed Interior Camera Location: ●
- Proposed Exterior Camera Location: ●
- General Direction: ➡

5. Electronic Access Control System

- Keypad entry will be at all external doors and the internal door that leads into the fully enclosed cultivation and nursery areas.

6. Interior and Exterior Lighting

- CHC is working with local security companies to install a sensor lighting and ensure the building is up to code for all interior and exterior lighting.
- See diagram below for existing and proposed lighting.

SECURITY – Light Placement

- SITE 1**
Office Space
- SITE 2**
1600 sf Nursery
- SITE 3**
3000 SF Nursery
- SITE 4**
10,000 sf Cultivation
- SITE 5**
2500 sf Cultivation or processing building
- SITE 6**
2400 sf Processing
- SITE 7**
5,000 sf Cultivation area with Equity Partners



Proposed Exterior Sensor Light Location: ●

Proposed Exterior Continual Light Location: ●

7. Employee Safety Elements

- All full time employees will have a Live Scan security clearance through the City of Clearlake Police Department.
- All employees will have name badges
- Only certain employees will have access to the Limited Access Area, which will be accessible by keypad entry.
- All employees will receive training on all security and alarm systems
- All employees will risk mitigation training including the possibility of robbery, physical aggression, or vehicle break-ins.

8.Cash Handling & Safe

- When possible, all monetary transactions will be done digitally through a secure internet application focused on cannabis industry transactions.
- If the use of cash is needed, we will keep a safe onsite and secured to the property. All cash deposits will be deposited at the end of the day.

9.Product Tracking

- Adhere to State of California Track and Trace METRC program for all product. Have video in vehicles and on product storage.
- Daily inventory counts

10.Fencing

- We do not foresee needing any extra fencing unless further required by the City of Clearlake or the State of California.

11.State Regulations

§ 5044. Video Surveillance System.

(a) Each licensed premises shall have a digital video surveillance system with a minimum camera resolution of 1280 × 720 pixels.

(b)The video surveillance system shall at all times be able to effectively and clearly record images of the area under surveillance.

(c) Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises, and allows for the clear and certain identification of any person and activities in all areas required to be filmed under subsection

(d) of this section.

(d) Areas that shall be recorded on the video surveillance system include the following:

(1) Areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the licensed premises;

(2) Limited-access areas;

(3) Security rooms;

(4) Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and

(5) Entrances and exits to the licensed premises, which shall be recorded from both indoor and outdoor vantage points.

(e) Licensed retailers and licensed microbusinesses authorized to engage in retail sales shall also record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity. Bureau of Cannabis Control Order of Adoption - 40 of 138

(f) Cameras shall record continuously 24 hours per day and at a minimum of 15 frames per second (FPS).

(g) The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.

(h) Surveillance recordings shall be kept for a minimum of 90 calendar days.

(i) Surveillance recordings are subject to inspection by the Bureau, and shall be kept in a manner that allows the Bureau to view and obtain copies of the recordings at the licensed premises immediately upon request. The licensee shall also send or otherwise provide copies of the recordings to the Bureau upon request within the time specified by the Bureau.

(j) Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the standards issued by the United States National Institute of Standards and Technology.

(k) The video surveillance system shall be equipped with a failure notification system that provides notification to the licensee of any interruption or failure of the video surveillance system or video surveillance-system storage device.

(l) If multiple licensed premises are contained within the same building, a single video surveillance system covering the entire building may be used by all of the licensees under the following conditions:

(1) Each applicant or licensee shall disclose on their premises diagram where the surveillance recordings are stored.

(2) Each applicant or licensee shall include in their security operating procedures, submitted with the application pursuant to section 5002(c)(29)(D) of this division, an explanation of how the video surveillance system will be shared, including who is responsible for monitoring the video footage and storing any video recordings.

(3) All licensees shall have immediate access to the surveillance recordings to produce them pursuant to subsection

(i) of this section.

(4) All licensees shall be held responsible and subject to discipline for any violations of the video surveillance requirements. Authority: Section 26013, Business and Professions Code. Reference: Section 26070, Business and Professions Code.

§ 5046. Locks. A licensee shall ensure that the limited-access areas described in section 5042 of this division can be securely locked using commercial-grade, nonresidential door locks. A licensee shall also use commercial-grade, nonresidential door locks on all points of entry and exit to the licensed premises. Authority: Section 26013, Business and Professions Code. Reference: Section 26070, Business and Professions Code.

§ 5047. Alarm System.

(a) A licensee shall maintain an alarm system as defined in Business and Professions Code section 7590.1(n) at the licensed premises.

(b) A licensee shall ensure a licensed alarm company operator or one or more of its registered alarm agents installs, maintains, monitors, and responds to the alarm system.

(c) Upon request, a licensee shall make available to the Bureau all information related to the alarm system, monitoring, and alarm activity.

(d) If multiple licensed premises are contained within the same building, a single alarm system covering the entire building may be used by all of the licensees under the following conditions:

(1) Each licensee shall include in their security operating procedures, submitted with the application pursuant to section 5002(c)(29)(D) of this division, an explanation of how the alarm system will be shared, including who is responsible for contracting with the alarm company.

(2) All licensees shall have access to and be able to provide the information under subsection (c) of this section.

(3) All licensees shall be held responsible and subject to discipline for any violations of the alarm system requirements. Authority: Section 26013, Business and Professions Code. Reference: Section 26070,

Clearlake Harvest Company, LLC

2250 Ogulin Canyon Rd

Clearlake CA 95422

ATTACHMENT IV

WASTE MANAGEMENT PLAN

CalCannabis Cultivation Licensing Waste Management Plan

☐ On-site composting of waste

☐ Waste hauled by local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency

Name of local agency:

Company name (if applicable):

Company business address:

Primary contact person's name:

Primary contact person's phone number:

☒ Self-haul to one or more of the following:

☒ a manned fully permitted solid-waste landfill or transformation facility

☒ a manned fully permitted composting facility or manned composting operation

☐ a manned fully permitted in-vessel digestion facility or manned in-vessel digestion operation

☐ a manned fully permitted transfer/processing facility or manned transfer/processing operation

☐ a manned fully permitted chip-and-grind operation or facility



Clearlake Harvest Company
2250 Ogulin Canyon Rd
Clearlake, CA 95422

Waste Management Plan

Waste Management Methods

Self-haul to a manned fully permitted composting facility or manned composting operation

- Waste will be cut up and taken to the facility listed below.
- Any flowering cannabis or cannabis that may contain TCH will be mixed with a medium such as animal bedding or vinegar to render the product useless.

Quackenbush Mountain Resource

16520 Davis St, Clearlake, CA 95422

707- 995-0104

Monday – Saturday: 7:30am – 3pm

Sunday: Closed



Clearlake Harvest Company, LLC

2250 Ogulin Canyon Rd

Clearlake CA 95422

ATTACHMENT V

PEST MANAGEMENT PLAN

Clearlake Harvest Company, LLC
2250 Ogulin Canyon Rd
Clearlake CA 95422

ATTACHMENT VI

SWPPP

CLEARLAKE HARVEST COMPANY

STORM WATER POLLUTION PREVENTION PLAN

Prepared for

Commercial Cannabis Operations

Located at

**2250 Ogulin Canyon Rd
Clearlake, CA 95422**

1 INTRODUCTION

Clearlake Harvest Company (CHC) has developed this Storm Water Pollution Prevention Plan (SWPPP) for implementation during construction and operation of the above listed property. This project will involve minor grading, construction of hybrid greenhouses, construction of a processing building and slight modifications to existing structures.

1.1 OBJECTIVES

The objectives of this SWPPP are as follows: (1) identify and evaluate all pollutant sources associated with grading and construction activities that may affect the quality of storm water leaving the site; (2) identify potential non-storm water discharges; (3) identify and implement site-specific Best Management Practices (BMPs) in a timely fashion to reduce, eliminate, or prevent silt-laden stormwater associated with construction activities from leaving the site.

2 SITE DESCRIPTION

This site is located within the City of Clearlake at the above listed location. The climate in the vicinity of the sites is moderate and midrange, with mild, wet winters and warm, dry summers. The average rainfall is approximately 17 inches per year, as measured by the National Weather Service. On average, January is the wettest month.

2.1 CONSTRUCTION ACTIVITIES

The following activities are planned as part of this project:

- Site preparation/mobilization and demobilization
- Clearing and Grubbing
- Material demolition and stockpiling
- Material transportation and off-site disposal as required
- Protection and/or removal of all on-site utilities as specified in the project plans

3 BEST MANAGEMENT PRACTICES

3.1 SITE ESTIMATES

The potential grading zone is approximately 10,000 – 20,000 s.f.

3.2 POLLUTANT SOURCES

The Construction Storm Water General Permit (CSWGP) requires identification of all pollutant sources and material/sediment disturbing activities that may affect the quality of storm water leaving the site (including sediment). This section identifies the potential pollutant sources and describes the specific BMPs chosen to control the pollutant sources listed. Potential storm water pollutant sources from the site include the following:

- Storm water in contact with exposed soil or stockpiles
- Storm water with excessive sediment from wind or water eroded removal surfaces
- Personnel and equipment leaving the site
- Oils, grease and coolants from equipment
- Releases of gasoline/diesel fuel during refueling operations
- Vehicle maintenance and parking area
- Material stored in the equipment storage area

3.3 TOXIC MATERIALS

No toxic and/or hazardous materials are anticipated to be stored at the site. Fuel for heavy equipment will be brought on as needed and not to exceed 10 gallon containers. The fuel tank will remain on the service vehicle during fueling operations or in a secure location.

3.4 EROSION AND SEDIMENT CONTROL

This section describes the minimum Best Management Practices to be implemented to control erosion and sediment at the site.

3.4.1 General Practice

The greatest potential source for introducing sediment load into the storm water discharge at the site is soil or stockpiles exposed to wind or water erosion. BMPs to reduce this potential include:

- Staging and Loading/Unloading Area.
 - The trucks will enter the staging area will be free of debris as will the path. The truck drivers will follow a direct route to the loading/unloading area, load/unload the truck and continue to exit the site as needed.
- The use of silt fences along the site perimeter to protect offsite properties
- Spraying water on areas being graded, staging and loading area, and active areas of the stockpiles if stockpiling is needed.

Details of BMPs including implementation and maintenance are described below.

3.4.1.1 BMPs for Water Erosion

Silt fences, on an as-needed basis, will be installed to minimize sediment from storm water discharge from the site. Silt fences will be constructed of geotextile fabric shall be keyed into the ground and backfilled with gravel. Silt fences will be repaired or replaced when split, torn, slumping or weathered fabric is observed.

3.4.1.2 BMPs for Wind Erosion

Water will be sprayed to suppress dust, when needed, during the removal, treatment, placement, or movement of materials into stockpiles. On days of truck movement water will be supplied each day. Dust control measures will be recorded daily on the field log forms. Over-watering, which could result in excessive runoff will be avoided. While stockpiles are in place, wind erosion and dust generation will be controlled as needed through the use of a cover consisting of Visqueen™.

The removal areas, roadways and operation area will be watered as needed to control dust generation during the dry months. This practice will be continued during the wet season if long-range forecasts indicate extended periods of dry weather.

3.4.1.3 BMPs for Tracking Sediment

No truck will leave the job site when the job site is muddy. Trucks will be dry brushed when needed.

3.4.2 BMPs to Minimize Contact With Storm Water

3.4.2.1 Vehicles and Equipment

Obvious leaks observed coming from equipment will be reported to the CHC management personnel. Absorbent pads will be readily available in the spill kit located at the equipment staging area. On-site equipment will be inspected daily for leaking oil and fluids.

Minor repairs (<1 hour) will be conducted at the site. Major repairs (>1 hour) will be taken out of service and repaired off-site.

Equipment fueling operations will be conducted on-site in the equipment staging area and closely monitored to reduce the potential for a spill. Fuel storage is described in Section 3.3.

To the extent possible, vehicle/equipment cleaning will not be performed on-site.

3.4.2.2 Construction Materials

A supply of materials for construction and maintenance of storm water controls will be delivered and stored at the project site. Materials will be replenished on an as needed basis to minimize the amount of material stored on-site. These materials, including silt fencing, berms, filter fabric, sand bags, lumber, and building materials will be staged in a designated area.

3.4.3 Waste Management and Disposal

BMPs employed to minimize exposure to storm water and wind erosion are described in Section 3.4.1.

Trash will be placed in an on-site receptacle, (such as dumpster or trash can) which will be routinely removed for off-site disposal. Miscellaneous trash and debris around the construction site will be cleared weekly.

During rain events, on-site waste receptacles will be covered.

3.4.4 Pre-construction Control Practices

Pre-construction BMPs will be employed during the site preparation phase to reduce sediment and other pollutants in storm water discharges. Pre-construction BMPs will include the following controls:

- Watering for dust control during site preparation operations will be employed to minimize dust generation.
- Equipment and vehicles entering and exiting the site will be inspected for sediment that may be tracked onto roadways. Observed sediment will be swept from the roadways and placed onsite.
- If needed, chain link fences with lockable gates that limit unauthorized access to the site will control access to the active areas during all phases of construction activities.

Additionally, “no trespassing” signs will be posted on the fences near access points to inform visitors that access is prohibited.

3.5 NON-STORM WATER MANAGEMENT

This SWPPP describes BMPs that reduce or eliminate pollutants in storm water leaving the site.

3.6 MAINTENANCE, INSPECTION, AND REPAIR OF STRUCTURAL CONTROLS

Throughout the active construction activities, daily inspections will be conducted to ensure that the BMPs are in place and are effective. Routine inspection and maintenance procedures will be conducted, and documented on a Construction Site Inspection Form, by a CHC representative to ensure the following:

- Erosion and excessive material/sediment displacement has not occurred.
- Erosion has not damaged silt fences or containment berm, or other equivalent containment devices.
- Erosion has not damaged open exposed removal surfaces.
- Sediment has not blocked silt fences or containment berm, or other equivalent containment devices.
- Surface water is not significantly ponding on the site.
- Site access is secure.
- Site entrance and exit routes are clean and free of sediment.
- BMPs are adequate and maintained to minimize/eliminate polluted storm water from leaving the site.

A log documenting the SWPPP measures inspected and implemented will be prepared when stormwater is encountered onsite. During periods of non-active construction, weekly inspections of the site will be

conducted and recorded. These records will be kept at the field office and will be provided if requested. Detailed inspections will be conducted prior to anticipated storm events of 0.25 inches or greater, and as soon as possible following significant storm events and every 24 hours during extended storm events. An extended storm event is any precipitation last more than 24 hours. Detailed inspections of the material/sediment stockpiles and site will ensure the integrity of stockpile covers, berms, silt fences, to verify that the site fencing is in place, that gates are locked, and that warning signs are visible. A sample Construction Site Inspection Form is included in Attachment 1. The inspection checklist can be modified, as needed to ensure effective implementation of the SWPPP.

In case of washouts, the washout materials will be collected and placed back onsite and the area will be covered appropriately. In cases where Visqueen™ or cover materials has visible rips longer than six inches and wider than ¼-inch will be sealed with membrane patches, covered with sand bags or replaced.

Additional materials and equipment to replace or repair structural controls will be stored in a designated material storage area.

3.7 SWPPP AMENDMENT PROCEDURE

Amendment of the SWPPP is required “whenever there is a change in construction or operations which may affect the discharge of pollutants to surface water, groundwater, or municipal separate storm sewer systems.” Additionally, if notified by the RWQCB to amend this SWPPP as a result of violation of the General Permit of insufficient reduction of sediment-laden storm water runoff leaving the site, CHC will make the necessary amendment within a timely manner.

All amendments to the SWPPP must be documented. An amendment form (Attachment 1) provides space to document the specific amendment, describe the purpose of the amendment, which was responsible for the amendment and their contact information. All amendments shall be dated and attached directly to the SWPPP.

3.8 SPILL PREVENTION AND CONTROL

CHC officers are trained to contain and control minor spills. A hazardous materials spill kit including a polyethylene overpack, clay absorbent, spill booms, absorbent pads and shovels will be kept readily available at the project site. Cleanup of minor spills will be initiated immediately following the occurrence of a spill event. Emergency contact numbers in the event of a spill are presented below:

COMPANY TELEPHONE CONTACT PERSON

Kris Gretsinger-510-381-8199

Erin McCarrick-707-350-5052

3.8.1 Minor Spills

The main goal of a minor spill kit at the site is to contain the spread of the spill. The following procedures will be implemented by on-site CHC personnel in the event of a minor spill:

- If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (i.e. absorbent pads, cat litter, and/or rags).
- If the spill occurs in dirt area, contain the spill by constructing an earthen dike, dig up the impacted soil and place in material stockpile for disposal.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
- Record all steps taken to report and contain the spill.

3.8.2 Major spills

Major spills are not anticipated to occur at the site. However in the event of a major spill, CHC personnel will notify emergency response authorities of the incident. Emergency response telephone numbers are provided in the following table.

ORGANIZATION PHONE NUMBER

National Response Center (800) 424-8802

Office of Emergency Services (800) 852-7550

United States Environmental Protection

Agency-Region IX spill phone

(415) 744-2000

Hazardous Material Response 911

Clearlake Police Department 911

ORGANIZATION PHONE NUMBER

Emergency Number = 911

For Non-Emergency Contacts at the site use the following information:

CalFire/Clearlake Fire Department: (707) 994-0733

Lake County Office of Environmental Health : (707) 263-1164

3.9 POST-CONSTRUCTION STORM WATER MANAGEMENT

Post-construction storm water control practices consistent with Conceptual Storm Water Pollution Prevention Plan for the site will be initiated by CHC and owners of the land.

3.10 EMPLOYEE TRAINING

SWPPP training, provided to employee and contractor personnel, is conducted prior to the personnel commencing the site work or whenever the plan is significantly revised. This training provides an overview of the SWPPP and includes detailed discussions of (1) the potential sources of storm water pollution at the site; (2) the management practices employed to reduce pollutants in storm water; and (3) storm water inspection requirements.

SWPPP training is provided to all site personnel who are responsible for implementing this plan and conducting storm water inspections. Training is commensurate with job responsibilities and includes informal and formal training, as necessary. All training, field-related and administrative, will be documented.

3.11

3.12 MONITORING

3.12.1 General Plan Summary

CHC will maintain daily on-site presence during active construction activities to ensure compliance with this SWPPP. Compliance with the SWPPP will include implementing the BMPs, visual inspections,

3.12.2 Site Inspections

Daily inspection documenting that the SWPPP measures have been inspected and implemented will be prepared as needed. The following areas will be inspected: material/sediment stockpiles, site entrance/exit points for sediment tracking, erosion and sediment BMPs, and site access controls. Detailed inspections of

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material/sediment stockpiles and the site will ensure the integrity of stockpile covers, berms, silt fences, to verify that the site fencing is in place, that gates are locked and warning signs are visible. Copies of the inspection forms are presented in Attachment B-1.

**ATTACHMENT 1
SWPPP FORMS
STORM WATER POLLUTION PREVENTION PLAN AMENDMENTS**

Amendment 1

Date: _____ Revised By: _____

Sections(s) Revised: _____

Purpose of Revision: _____

Contact Info of Revisor: _____

Amendment 2

Date: _____ Revised By: _____

Sections(s) Revised: _____

Purpose of Revision: _____

Contact Info of Revisor: _____

Amendment 3

Date: _____ Revised By: _____

Sections(s) Revised: _____

Purpose of Revision: _____

Contact Info of Revisor: _____

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CONSTRUCTION SITE INSPECTION FORM

Inspected by: Project:

Date: Address:

Inspection: ☐ ☐ Dry Weather

☐ ☐ Before Storm Event

☐ ☐ After Storm Event

☐ ☐ Extended Storm Period – Once each 24 hrs.

Weather Information (Best guess estimate)

(a). Beginning of storm event:

(b). Duration of event:

(c). Time elapsed since last storm:

(d). Approximate amount of rainfall:

Description of storm water characteristics (color, smell, visible debris, etc.):

ACTIONS RECOMMENDED OR REQUIRED, IF APPLICABLE.

Corrective Maintenance Required? Yes ☐ ☐ No ☐

Summary (Identify inadequate BMPs and related repair(s)/corrective action(s) recommended, if applicable):

Date Corrective Maintenance Completed?

Are any changes to SWPPP necessary? Yes ☐ ☐ No ☐

If Yes: SWPPP Amendment Number:

Date Amended:

Inspector's Signature Title

CONSTRUCTION SITE INSPECTION FORM

Identify any critical areas, inadequate BMPs, required repairs, etc. on attached figures.

EROSION AND SEDIMENT CONTROLS YES NO COMMENTS N/A

Are the control measures called for on grading and erosion control plans installed on the site in the proper locations?

Are all on-site operational storm drain inlets protected from sediment inflow?

Are sediment control measures (traps, filters, barriers, etc.) being maintained effectively?

Are temporary soil stockpiles covered to prevent erosion?

Are stockpiles of other granular materials covered, contained or bermed to prevent erosion?

Is there any evidence of erosion (rills, gullies, etc.) on cut or fill slopes or at the outlets of drains or swales?

Is there any evidence of sediment or sediment-laden runoff leaving the site?

Is there evidence of dewatering effluent leaving the site (other than permitted discharges)?

Is there any evidence of sediment, debris or mud deposits on public roads or rights-of-way near the site access points?

Are there any areas of bare, unprotected soil that require stabilization to prevent erosion?

Do any seeded or landscaped areas require maintenance, irrigation or fertilization to provide more effective cover?

CONSTRUCTION SITE INSPECTION FORM

CHEMICAL AND WASTE CONTROLS YES NO COMMENTS N/A

Are chemicals (paints, fuels, concrete mix, fertilizers, etc.) being stored properly and prevented from contacting storm water?

Are waste products (building materials, wood, sheet metal, broken concrete or paving, paints, etc.) being disposed of properly or recycled?

Are storm drain inlets in the vicinity of the site protected from inflow during saw cutting, sealing and paving, and building washing operations? Is all heavy equipment parked in a designated area, well away from storm drain inlets?

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If equipment must be repaired or maintained on site, are drip pans, absorbent pads, berms, or other methods used to prevent contamination of soil or runoff?

Are spill cleanup materials stockpiled close to hazardous material storage areas?

Are spills being cleaned up properly and promptly (using dry cleaning methods, as appropriate)?

Are there adequate trash receptacles for containing solid wastes generated on site, and are they covered during the rainy season?

Are toxic materials being stored on site? If yes, are all materials properly listed in SWPPP Appendix?

Is there any evidence of chemical spills or leaks (stains, sludge, etc.) on site?

Is there any evidence of chemicals, contaminated runoff, litter, or blowing debris or dust leaving the site?

CONSTRUCTION SITE INSPECTION FORM

CHEMICAL AND WASTE CONTROLS YES NO COMMENTS N/A

Is there any evidence of chemical wastes, slurries, wash waters, vehicles, fluids, or other discharges entering storm drain inlets?

Is there any evidence of lawn clippings, pruning waste or yard waste being disposed of in the street, gutters or storm drain inlets?

OTHER COMMENTS:

I hereby certify that the (equipment) (material) (article) shown and marked in this submittal is that proposed to be incorporated into Specification Number 1926A, is in compliance with the Contract drawings and specifications, can be installed in the allocated spaces, and is submitted for District (record/approval)

Certified by: _____

Date: _____