JACOBSZOON & ASSOCIATES, INC.

natural resource planning & management

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY

Cannabis Cultivation Operations at 2000 Clover Valley Road, Upper Lake, CA Igzatik Farms Incorporated

Prepared For:

County of Lake
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

Prepared by Jacobszoon & Associates, Inc.

Ashley Manheim
Environmental Analyst
ashley.manheim@jaforestry.com

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117 Clara Ave. Ukiah, California 95482
707-485-5544 www.jaforestry.com fax: 707-485-5577

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1. PROJECT SUMMARY

1. Project Title: Igzatik Farms

2. Permit(s): Use Permit: UP 20-68, Early Activation of Use: EA 20-87

3. Lead Agency: County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, CA 95453

4. Contact: Sateur Ham, County of Lake Assistant Planner
(707) 263-2221, sateur.ham@lakecountyca.gov

5. Supervisor District District three

6. Project Location: 2000 Clover Valley Road
Upper Lake, CA 95485

7. Parcel Number and size: 004-007-25, 40.84 acres

8. Project Sponsor: Cristhian Hernandez
2000 Clover Valley Road
Upper Lake, CA 95485

9. General Plan Designation: "A" Agriculture

10. Zoning: "A-SC-WW-FF" Agriculture – Scenic – Waterway – Floodway Fringe

11. Flood Zone: 2.25 acres of flood hazard area along the northeastern property line (*Appendix A: Map 3. Existing Conditions*).

12. Slope: The parcel average cross slope is 0.5% (*Appendix A: Map 3. Existing Conditions*).

11. Natural Hazards: Project area is within the State Responsibility Area "Moderate" and "High" severity fire zone.

12. Fire District: Northshore Fire Protection District/CalFire

13. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation).

Cristhian Hernandez is seeking a use permit to allow outdoor and mixed-light commercial cannabis cultivation to cultivate up to two acres of cannabis canopy located at 2000 Clover Valley Road in Upper Lake (APN 004-007-25). The parcel is 40.84 acres and relatively flat with an average slope of 0.5% grade. The parcel is zoned A-SC-WW-FF; Agriculture – Scenic – Waterway – Floodway Fringe. Historic use of the property includes vineyard and other crops for at least the past 30 years. There is currently 27.4 acres of active producing vineyard under contract with Justin Vineyard and Winery. Other existing developments on-site include a 1,200 sq. ft. mobile home and associated septic system and well, a 2,500 sq. ft. barn/shop structure, a frost protection pond for the vineyard, and a driveway/vineyard road that extends from the entrance on Clover Valley Road to the back of the property (*Appendix A: Map 3. Existing Conditions*).

The parcel lies within the Upper Cache watershed (HUC 8: 18020116) and Clover Creek sub-watershed (HUC 12: 180201160203). Clover Creek, an ephemeral watercourse, runs southeast along the northern parcel boundary approximately 550 feet from the proposed cultivation area. There are no other watercourses on-site and water will not be diverted from any stream or pond for the proposed cannabis cultivation operation (*Appendix A: Map 2. Surrounding Area Aerial*).

The cultivation area will be located within a cleared area in the middle of the property. Water will be sourced from an existing permitted groundwater well that also provides water for vineyard irrigation. The property is served by PG&E and a power pole exists on the property near the residential structure (*Appendix A: Map 3. Existing Conditions*).

The proposed project will be completed in two phases. The first phase will consist of two A-Type 3 permits for two acres of outdoor cultivation for one year. Phase 2 will consist of a transition to one A-Type 3B Mixed-Light permit and one A-Type 3 Outdoor permit resulting in one acre of outdoor cultivation and one-half acre of mixed light cultivation in greenhouses. The transition to Phase 2 of the proposed project will likely occur during the summer of 2022.

During Phase 1, plants will be grown in 40-gallon grow bags laid out in two rectangular grids, each taking up an approximate 400 feet x 110 feet area, with a 25 feet wide fire traffic aisle between them. Cultivation will occur in full direct sunlight with no light deprivation. The cultivation area and associated ancillary facilities will be surrounded by a 270 feet x 640 feet fence to allow for expansion in Phase 2. The fence will be 6 feet tall, constructed with wood, and surrounded on all sides by at least 100 feet of vineyard. There will be a 30 feet wide open corridor that runs the length of the fenced area to allow fire trucks clear access and easy exit without the need for

turnarounds (*Appendix A: Map 4. Proposed Conditions Phase 1, Map 6. Cannabis Cultivation Site Plan*).

To transition to Phase 2, one acre of outdoor cultivation area will be removed and replaced with eight 30 feet x 110 feet greenhouses totaling one half acre of mixed light cultivation. Each greenhouse will have 54 grow lights resulting in an energy density of 5.9 watts per square foot. The solar panels on top of the shipping containers will provide an offset to grid electricity usage. Drought tolerant, fragrant plants, such as lavender, rosemary, and white sage, will be planted along the perimeter of the fence to mitigate odors from outdoor cultivation. Charcoal filters and other mitigation devices will be employed to remove odors from greenhouse exhausted air (*Appendix A: Map 5. Proposed Conditions Phase 2, Map 6. Cannabis Cultivation Site Plan).*

The proposed ancillary facilities include (12) 8 feet x 40 feet shipping containers for harvest storage, a locked shed for agricultural chemicals, outdoor drying tents, a compost area, and six 5,000-gallon water tanks, one of which will be steel or fiberglass. Additionally, an approximate 4,000 sq. ft. solar grid will be installed on top of the shipping containers to provide a supplementary electrical source for the mixed light cultivation in Phase 2 and other developments associated with cultivation activities (*Appendix A: Map 6. Cannabis Cultivation Site Plan).*

The proposed project will use soil amendments and nutrients developed by GreenGro Biologicals LLC as well as Phyta-Grow. Additionally, soil will be amended with nutrients including mycorrhizae powder, guano, kelp meal, and compost. All products proposed for use on-site are approved by the California Department of Food and Agriculture (CDFA) for use in organic crop production. Liquid and granular fertilizers will be mixed with water in mixing tanks then will be gravity-fed to the plants through drip lines. Fertilizers and soil amendments will also be applied directly to the plants by shovels or use of a spray tank mounted to a backpack or garden cart. All fertilizers and pesticides will be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). All fertilizers and pesticides will be stored in a locked, stormproof shed within the fenced cultivation area (*Appendix A: Map 6. Cannabis Cultivation Site Plan*).

The pesticides that will be used for this project will consist only of approved, organic-certified pesticides including Trifecta Crop Control and Mammoth Bio Control. To prevent the use of chemical pesticides to the greatest extent feasible, beneficial insects will be used, weeds will be controlled by hand pulling, and live traps will be used for rodent control. Herbicides will not be used on-site. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. Fertilizers and pesticides will be properly labeled, open containers will be

sealed while in storage, and products will only be used as directed by the manufacturer. All staff will use personal protective equipment when handling fertilizers and other chemicals. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county.

The proposed cultivation operation will utilize drip irrigation systems to conserve water resources. Other water conservation practices will include mulching to reduce water evaporation, use of soil amendments that reduce salt buildup to prevent the need for flushing salts by overwatering, adjusting watering rates based on weather conditions and soil moisture readings each day, use of drought tolerant fragrant plants for odor control, and regular inspection of irrigation systems to quickly detect any potential leaks. Water will be pumped by an electric pump from the existing groundwater well to the six 5,000-gallon water tanks to a main 2-inch PVC line which connects to smaller black poly tubing that leads to each soil bag. Water use is projected to be approximately 923,598 gallons per year (*Appendix A: Maps 4-6*).

Considering the property is relatively flat with an average slope of 0.5 percent and that the nearest watercourse is approximately 550 feet from the cultivation area, erosion and discharge of sediment and other pollutants to surface waters is not a major concern at this site. To prevent discharge of sediment and other pollutants, storm water runoff will be directed to earthen swales, then to stormwater retention basins and a perforated storm drain pipe with a rock trench as designed by Munselle Civil Engineering. Additionally, all disturbed areas will be covered with either base rock or seed and straw and straw wattles will be installed at adequate intervals. Due to the flat grade on-site and ample vegetative buffer between the proposed development area and nearest watercourse, it is not anticipated any additional erosion control or sediment detention measures will be necessary (*Appendix A: Map 7. Erosion Prevention and Sediment Control*).

Minimal electricity will be required during the first phase, as only outdoor cultivation is proposed. Electricity for Phase 1 will be run from the home electrical panel. Electrical equipment will include security cameras, a laser motion detector system, computer storage for security videos, five water tank aerators, and two electric water pumps. Phase 2 will result in larger energy demands and an approximate 4,000 sq. ft. solar grid will be installed to accommodate the increase in energy requirements. Electrical equipment in Phase 2 will include LED lighting used in the greenhouses, dehumidifiers, and fans in addition to all equipment used during Phase 1. Energy conservation practices that will be implemented on-site include use of solar power when possible, use of LED lights, use of insulative materials to reduce energy need for heating and cooling, and use of hand tools instead of power tools.

The project does not propose the storage or use of significant amounts of hazardous materials and no hazardous waste is expected to be generated. All organic green waste will be composted on-

site. Growing medium will be reamended and reused each season and it is not anticipated that significant amounts of growing medium will require disposal. All solid waste will be stored within 20 or 35 gallon bins with lids until being disposed of weekly at an appropriate licensed Lake County Integrated Waste Management facility.

The operation will employ approximately eight employees during Phase 1 and 10 employees during Phase 2. During both phases there will be a temporary increase in employee count to around 18 individuals during harvest season. The staff screening process will consist of criminal reports/background checks and will include a background check by the Lake County Sheriff Department through the Sheriff's "Live Scan" background check process. The cultivation site will operate during normal business hours of 7 a.m. to 7 p.m. for daily operations and the plant cultivation process and security system will operate 24 hours per day, 7 days per week.

The project property is accessed by a driveway/vineyard road that extends from the entrance on Clover Valley Road to the back of the property. The access road will have a minimum width of 12 feet, with an approximate slope of 0%, and will be rock surfaced to allow for year-round use. There is only one access point to the property, and it is enclosed with two large gates with an opening of approximately 14 feet. The access gate will be locked outside of core operating/business hours and whenever personnel are not present. The gate will be secured with a heavy-duty chain, commercial-grade padlock, and a Knox Box to allow 24/7 access for emergency services. Fifteen parking spaces will be developed along with one ADA compliant parking space. There will be a 30-feet wide open corridor that runs the length of the fenced cultivation area to allow fire trucks clear access and easy exit, without the need for turnarounds. For additional security, the following measures will be implemented: physical barriers, signs, road gates, security fencing, commercial-grade locks on all gates and doors, security lighting, security alarms, and security cameras. The fenced cultivation site will have two 15 feet double door gates with two heavy duty sliding bolts with a commercial grade lock. There will also be three smaller 5 feet wide doors that provide two emergency exits and an entrance for ADA compliance.

The following Best Management Practices will be implemented during site construction: vehicular traffic will be restricted to existing roads whenever possible, vehicle speed will be reduced on gravel and dirt roads, water will be sprayed as necessary to reduce dust during construction, land disturbance activities will only occur between April 15 and October 15, and only the minimum area of vegetation will be removed to construct the cultivation site. Grading will not be necessary because a grading exemption was granted for annual vineyard disking and the removal of underperforming vines where the site will be developed. All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated

soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. It is anticipated that construction will take approximately three weeks and will occur between the hours of 8am and 7pm. Only hand tools will be used for Phase 1 and the greenhouses for Phase 2 will be prefabricated.

14. Surrounding Land Uses and Setting:

• North: A, RL zoning. Parcels range from 10 to 100 acres in size.
• East: A, APZ zoning. Parcels range from 25 to 150 acres in size.
• South: RL zoning. Parcels range from approximately 4 to 40 acres in size.
• West: A, RL zoning. Parcels range from approximately 3.5 to 40 acres in size.

The property is surrounding by "RL" Rural Lands and "A" Agriculture zoned properties with some "APZ" Agricultural Preserve properties nearby to the south. The sizes of the neighboring parcels vary from 3.5 acres to 150 acres. The majority of the neighboring properties appear to contain dwellings and agricultural operations, and a couple appear to be currently vacant of use.

15. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff Department
- Northshore Fire Protection District
- Central Valley Regional Water Quality Control Board
- CalCannabis (via Dept. of Food and Agriculture)
- California Water Resources Control Board –Region 5
- California Department of Forestry & Fire Protection
- California Department of Fish & Wildlife (CDFW) –Region 2
- California Department of Food and Agriculture
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs
- California Department of Transportation

16. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note:

> Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to the Chairperson of all local tribes on April 12, 2020 by Dean Martorana, M.A., RPA, a staff archaeologist with Alta Archaeological Consulting. No responses were received from the native community regarding this project. AB52 Tribal Consultation Notification was sent on July 13, 2020, by the Lead Agency. The notification was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, and Yocha Dehe. No responses were received from the native community regarding the project. No previously recorded cultural resources were present within the one-half mile records search radius. A cultural survey was conducted on the project parcel on May 7, 2020, by Alex DeGeorgey and will be discussed in the Tribal/Cultural Resources Section. See *Attachment 2* of this document for a copy of the complete Archaeological Survey Report.

2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

❐ Aesthetics	❐ Agriculture Resources	X Air Quality
❐ Biological Resources	X Cultural Resources	❐ Energy
❐ Geology/Soils	❐ Greenhouse Gas Emissions	❐ Hazards and Hazardous Materials
❐ Hydrology/Water Quality	❐ Land Use/Planning	❐ Mineral Resources
X Noise	❐ Population/Housing	❐ Public Services
❐ Recreation	❐ Transportation	X Tribal Cultural Resources
❐ Utilities/Service Systems	❐ Wildfire	X Mandatory Findings of Significance

2.1 DETERMINATION

On the basis of this initial evaluation:

❒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

❒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

❒ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

❒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

_____

Printed Name

2.2: EVALUATION OF ENVIRONMENTAL IMPACTS:

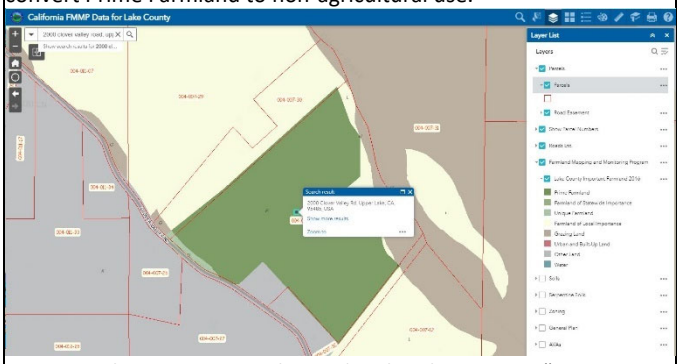
1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analyses Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significant

KEY: 1 = Potentially Significant Impact
2 = Less than significant with mitigation incorporated
3 = Less than significant impact
4 = No impact

IMPACT CATEGORIES*	**1**	**2**	**3**	**4**	**All determinations need explanation. Reference to documentation, sources, notes, and correspondence.**	**Source Number****
I. AESTHETICS ***Except as provided in Public Resources Code Section 21099, would the project:***						
a) Have a substantial adverse effect on a scenic vista?			X		The project parcel is designated within the scenic corridors, however, the project site location will not adversely affect the County's scenic road. The cultivation area will be enclosed within a 6' tall wooden fence and will be surrounded by at least 100' of existing vineyard on all sides. The fence line will likely be visible from neighboring parcels and Clover Valley Rd but the cultivation site will be well screened from public view. **Less than significant impact.**	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The project site is not located within the nearby vicinity of a state scenic highway. There will be no impact to any scenic resources, trees, rock outcroppings, or historic buildings within a state scenic highway. **No impact.**	1, 2, 3, 4, 6, 9
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The cultivation area will be located within a previously developed vineyard area and no trees are proposed to be removed. The site will be approximately 350 feet from the nearest public roadway and will be concealed within a 6' tall wooden fence and 100' of existing vineyard on all sides. The use will be compatible with the zoning of this property. The project is not located within the Lake County Farmland Protection Zone (FPZ). The ordinance 3101 amended to protect specific farmland designation area from cannabis outdoor cultivation. The project site location does not fall within the designated area, therefore, it does not conflict with the existing zoning agriculture use. **No impact.**	1, 2, 3, 4, 5, 6, 9

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project has a slight potential to create additional light through exterior security lighting. Security lights will only light up for approximately 1 minute if activated by motion. The security lights will be solar powered and located on the exterior of the fenced cultivation area. All externally visible lighting fixtures will be downward cast shielded lighting fixtures that are compliant with the "Dark Sky Initiative" (darksky.org). Supplemental lighting used within greenhouses during Phase 2 of the project will be contained within the greenhouses with no light leaks. **Less than significant impact.**	1, 2, 3, 4, 5, 6, 9
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** ***Would the project:***						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The proposed cultivation site is in an area designated as 'Prime Farmland' but the project consists of agricultural use and will not convert Prime Farmland to non-agricultural use.  Figure 1. The project site is located within designation "Prime Farmland". **No impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcel is zoned as "A" – Agriculture and the proposed use is for agriculture. The property is not subject to Williamson Act Agricultural Preserve contract. **No impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project site is zoned "A" Agriculture and is not zoned for forestland or timberland. **No Impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project site is located on previously developed vineyard and will not result in the loss or conversion of forest land. **No impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project site is zoned "A" Agriculture and will be used for agricultural activities. The project would not result in the loss or conversion of forest land to non-forest use. **No Impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY ***Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*** ***Would the project:***						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has the potential to result in some short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation and construction of the cultivation area. Vehicular traffic, including small delivery vehicles, and use of hazardous or toxic materials would be contributors during and after site construction. The proposed project is not located in an area with known serpentine sols, the access road will be rock surfaced, and minimal vehicle trips are expected so it is anticipated that the project would have less than significant impacts with the implementation of the following mitigation measures: **AQ-1: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds used on-site, including cleaning materials. This information shall be made available upon request to provide the Lake County Air Quality Management District necessary information to complete an updated Air Toxics Emission Inventory.** **AQ-2: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.** **AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.**	1, 3, 4, 5, 10, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		The County of Lake is in attainment of state and federal ambient air quality standards. The project would not likely result in a cumulatively considerable net increase of any criteria pollutant. **Less than significant impact.**	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		There are no schools, parks, childcare facilities, churches, or drug and alcohol rehabilitation facilities within 1,250' of the subject property boundary. The nearest neighboring residential structure is approximately 275' from the proposed cultivation area (*Appendix A: Map 2. Surrounding Area Aerial*). **Less than significant impact.**	1, 3, 4, 5, 10, 21, 24, 31, 36

d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			Objectionable odors associated with the project include odors from fuels, fertilizers, and cannabis plants. Cannabis cultivation is identified as an agricultural use and odors from agricultural operations are typical and expected at parcels zoned as "A" Agriculture. It is not anticipated that there will be much change from baseline conditions because the existing land use consists of agriculture (vineyard). There are no sensitive receptors within 1,250' of the subject property boundary and the nearest neighboring residential structure is approximately 275' from the proposed cultivation area. To mitigate for objectionable odors from cannabis plants, drought tolerant, fragrant plants will be planted along the perimeter of the cultivation area and filters will be installed in the greenhouses during Phase 2 of site development. The applicant has an emergency contact designated to respond to odor complaints 24 hours/day, 7 days/week including holidays and all owners and residents of property within 1,000 feet of the cultivation site will be provided with this contact information. The access road will be rock surfaced, and dust will be managed during construction by the use of water or other dust palliatives as described in **AQ-3.** **Less than significant with mitigation measures AQ-1 through AQ-3.**	1, 3, 4, 5, 10, 21, 24, 31, 36
IV.BIOLOGICAL RESOURCES ***Would the project:***						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		A biological assessment was completed by Charles A. Patterson on April 15, 2020 (*Attachment 1*). No special status species were observed on-site. The project site has been previously disturbed and converted to develop the vineyard and there are no remaining natural habitats or other conditions that are suitable for any of the region's known rare or endangered plants. Considering the site is a fully fenced and maintained vineyard, it was determined that there are no habitat conditions or resources that would be deemed critical or important for any rare, endangered, or otherwise sensitive wildlife. No trees will be removed for site development and no nesting habitat would be lost or adversely affected. The nearest watercourse is over 500 feet from the cultivation site. Development will remain outside of the riparian setbacks established by Water Resources Control Board. Additionally, the cultivator shall comply with all land development, chemical storage and use, erosion control, spoils and waste management, water storage and use and winterization measures in the State Water Resources Control Board Cannabis Cultivation Policy to avoid any adverse effects on special-status species. **Less than significant impact.**	1, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	Development will remain outside of the riparian setbacks established by Water Resources Control Board. Clover Creek, an ephemeral watercourse, runs along the eastern property line and is located approximately 500' from the proposed cultivation site. There are no other watercourses on-site. There is an existing pond man-made pond that is located approximately 200' from the proposed cultivation site. The pond will not be modified or used for cannabis cultivation activities. A Lake or Streambed Alteration Agreement Application was submitted to CDFW and it was determined that the proposed project is not subject to the notification requirement in Fish and Game Code section 1602 (*Appendix B: Attachment 1*). Additionally, the cultivator shall comply with all land development, chemical storage and use, erosion control, spoils and waste management, water storage and use and winterization measures in the State Water Resources Control Board Cannabis Cultivation Policy to avoid any adverse effects on riparian habitat. **No impact.**	1, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	A biological assessment was completed by Charles A. Patterson on April 15, 2020 (*Attachment 1*). No hydric soil attributes, active surface hydrological indicators, or hydrophytic vegetation was observed. It was determined that no habitats, features, or other conditions that qualify as "wetlands" or "other waters" subject to Army Crops jurisdiction are present on-site. **No impact.**	1, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		It is not anticipated that the project as proposed would have any significant impacts on the movement of any migratory fish or wildlife species. The proposed developments will be located outside of riparian setbacks and there are no watercourse crossings that will be used to access the cultivation site on the parcel. The existing developed vineyard is fully fenced so the additional proposed fencing around the cultivation site will not impact any wildlife corridors. No trees will be removed to develop the cultivation area so there are no anticipated impacts to nesting birds or nursery sites. **Less than significant impact.**	1, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	There are no tree conservation designations on the subject site. However, the local ordinance under Article 27.11 regarding cannabis cultivation addresses prohibited activities. "*The removal of any commercial tree species as defined by the California Code of Regulation section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (Quercus species) or Tan Oak (Notholithocarpus spices.) for the purpose of developing a cannabis cultivation site should be avoided and minimized. This shall not include the pruning of any such tree species for the health of the tree or the removal of such*	1, 3, 4, 5, 11, 12, 13, 16, 17

					trees if necessary for safety or disease concerns." No trees are proposed to be removed for this project. **No impact.**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	There are no proposed activities that would conflict with any habitat conservation plans. **No impact.**	1, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30
V. CULTURAL RESOURCES ***Would the project:***						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An Archaeological Survey was completed by Alta Archaeological Consulting in June 2020 and fieldwork was conducted on May 7, 2020. No cultural resources were identified within the project area and no eligible or listed historic properties were identified within a one-half mile search radius (*Attachment 2*). The survey concluded that the project area should be considered moderately sensitive for cultural resources, but the project should be allowed to proceed if the following mitigation measures are implemented: **CUL-1: If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their stratigraphic context. A qualified professional archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.** **CUL-2: Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.** **Less than significant impact with mitigation measures CUL-1 through CUL-2 added.**	1, 3, 4, 5, 11, 14, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See above response to (a). **Less than significant impact with mitigation measures CUL-1 and CUL-2 added.**	1, 3, 4, 5, 11, 14, 15

c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X			See above response to (a). **Less than significant impact with mitigation measures CUL-1 and CUL-2 added.**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY ***Would the project:***						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The parcel has service hookups provided by PG&E that will supply electricity for Phase 1 of the project. There is minimal electrical equipment that will be used during Phase 1 and it is anticipated that the total amp load will be approximately 54.17 amps. During Phase 2, larger energy demands will be encountered due to the use of greenhouses for mixed-light cultivation. It is anticipated that use will increase to approximately 783.65 amps. Approximately 4,000 sq. ft. of solar panels will be installed to accommodate this increase in energy consumption. A variety of energy conservation measures will be implemented including the use of high-efficiency storage batteries, use of solar powered security lighting, use of LED lights, installation of insulative materials to reduce energy needs for heating and cooling, and use of hand tools instead of power tools. It is not anticipated that the project will result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. **Less than significant impact.**	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	There are no mandatory energy reductions for cultivation activities under the local ordinance. The proposal will not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency. **No impact.**	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS ***Would the project:***						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? Iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on the subject site. There is a mapped linear fault that exhibited displacement sometime in the last 1,600,000 years located approximately 350' southwest of the parcel. This fault is not considered active for the purposes of the Alquist-Priolo act as it has not ruptured in the last 11,000 years. <u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> Risk for liquefaction is greatest in areas underlain by recent unconsolidated alluvium that contains saturated silt, sand, or gravel where the water table is near the surface. According to NRCS Web Soil Survey, soils on-site include still loam, stratified substratum and still gravelly loam. There is likely some risk for liquefaction due to the project's valley floor location. There is minimal additional construction or development proposed and the cultivator will be required to get all necessary approvals from the Building Department before initiating additional construction to ensure the proposed structures are in compliance with earthquake resistant	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

					design parameters, the California Building Code and the Uniform Building Code. For these reasons, it is not anticipated that the project will indirectly cause potential substantial adverse effects due to liquefaction. <u>Landslides</u> Due to the flat grade and stable slopes at the project site, there is little to no risk of landslides on-site. **Less than significant impact.**	
b) Result in substantial soil erosion or the loss of topsoil?			X		Soils underlying the proposed cultivation area include Still loam, stratified substratum (233) and Still gravelly loam (234). According to Web Soil Survey, both soils are well drained, have a low runoff class, and moderate available water capacity. Both soils are rated as having a slight erosion hazard for both roads and off-road areas. It is not anticipated that substantial soil erosion or loss of topsoil will occur on-site considering the flat grade and the project site and the underlying soil's properties and qualities. Additionally, the cultivator shall comply with all land development, erosion control, and winterization measures in the State Water Resources Control Board Cannabis Cultivation Policy to minimize erosion to the greatest extent feasible. To prevent discharge of sediment and other pollutants, storm water runoff will be directed to earthen swales, then to stormwater retention basins and a perforated storm drain pipe with a rock trench as designed by Munselle Civil Engineering (*Appendix A: Map 7. Erosion Prevention and Sediment Control*). Best Management Practices (BMPs) that will likely be used on-site to prevent erosion and pollutant discharge include scheduling of construction activities during periods of dry weather, applying straw mulch and seed to disturbed areas, applying base rock to disturbed areas, and installing straw wattles at adequate intervals. **Less than significant impact.**	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 30
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		Considering the minimal development, the flat grade, and underlying soil characteristics it is not anticipated that the soil on-site is or will become unstable as a result of the project. **Less than significant impact.**	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to USDA NRCS Web Soil Survey and Soil Survey of Lake County of 1989, both soil types underlaying the project site have less than 35% clay and have not been indicated to have high shrink-swell potential. Additionally, the parcel has undergone evaluation by the Lake County building department to receive approval for the construction of the permitted structures on-site. **Less than significant impact.**	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 30

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	The existing septic system has been permitted through Lake County Environmental Health. Portable ADA toilets are proposed for the project which will be serviced by Perkins Septic Tank Cleaning once a week. A copy of the will-serve letter from Perkins Septic Tank Cleaning is attached in *Appendix B: Attachment 3*. No additional wastewater disposal systems are proposed. **No impact.**	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	There are no known unique paleontological resources or sites or unique geologic features on-site. **No impact.**	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS ***Would the project:***						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		There are minimal greenhouse gasses that would result from outdoor cultivation activities and the cannabis plants will, to a small degree, help capture carbon dioxide. Greenhouse gas emissions associated with the project consist primarily of those related to vehicle emissions (CO2, CH4, N2O). This includes construction activities, the transportation of employees to and from the site, harvest pickup, dump runs, and delivery of products and supplies that support project activities. Mixed light cultivation activities in Phase 2 will contribute small amounts of carbon dioxide through electricity usage. Since Lake County is an air attainment county, the small levels of greenhouse gasses emitted are not anticipated to be significant. **Less than significant impact.**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an "air attainment" county and does not have established thresholds of significance for greenhouse gases. **No impact.**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS ***Would the project:***						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Hazardous materials used in conjunction with project activities include small amounts of petroleum products, fertilizers, and pesticides. All hazardous materials will be transported, used, and disposed in compliance with the applicable regulations including the Resource Conservation and Recovery Act (RCRA), Department of Transportation Hazardous Materials Regulations, Lake County Office of Emergency Services Certified Unified Program Agency (CUPA) regulations, Section 41.7 of the Lake County Zoning Ordinance, and State Water Resources Control Board Cannabis Cultivation Policy Section 2 - Requirements Related to Water Diversions and Waste Discharge for Cannabis Cultivation #103-125. Considering the project's compliance with existing rules and regulations, it is anticipated that the project would have a less than significant impact. **Less than significant.**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures in secure storage facilities that provide protection from accidental ignition, weather, and wildlife. The site is located in a flat, stable area and is not within a flood zone or inundation area. **Less than significant.**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No impact.**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and State Water Resources Control Board. **No impact.**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two miles of an airport and/or within an Airport Land Use Plan. **No impact.**	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. **No impact.**	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as having a moderate to high fire risk. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space. **Less than significant impact.**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY ***Would the project:***						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project is enrolled in and in compliance with the North Coast Regional Water Quality Control Board Cannabis Cultivation Waste Discharge Regulatory Program which ensures the site meets the requirements of the federal Clean Water Act, California Water Code, State Nonpoint Source Policy, and the Basin Plan for the North Coast region. A copy of the Site Management Plan required by the Water Board is appended in *Attachment 4* of this document. Due to its compliance with the existing applicable rules and regulations, it is anticipated that the project will have a less than significant impact on surface or ground water quality. **Less than significant impact.**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		There is no groundwater 'depletion threshold' established for water usage in Lake County. A Well Recovery Test was completed on July 7, 2020, by Jim's pumps in which the static water level of the well was measured before running the well for 12 hours, after running the well for 12 hours, and after a recovery period of 24 hours. The well yield was 140 gallons per minute. The static water level of the well decreased from 14.5 feet to 25 feet after a 12-hour run time. After 24 hours of recovery the static water level had recovered back to 15 feet. A copy of the test is attached in *Appendix B: Attachment 2*. Given the results from the Well Recovery Test, and considering the test was completed in a drought year, it is anticipated that the groundwater supply will be adequate to support the proposed cultivation activities. The anticipated annual water use is approximately 923,598 gallons during Phase 2 when mixed light cultivation will be occurring. This is consistent with other similarly sized cannabis cultivation water use projections in Lake County. Water conservation measures will be implemented, and a water meter will be installed to keep track of irrigation rates to ensure sustainable water use is achieved and maintained. Conservation measures will include the use of drip lines, the application of mulch to reduce water evaporation, use of soil amendments that reduce salt buildup to prevent the need for flushing salts by overwatering, adjusting watering rates based on weather conditions and soil moisture readings each day, use of drought tolerant fragrant plants for odor control, and regular inspection of irrigation systems to quickly detect any potential leaks. **Less than significant impact.**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?			X		The project site is flat, and drainage primarily occurs in sheet flow that infiltrates into the surrounding grassland. There are no streams, rivers, wetlands, or other waterbodies within the project area and no development will occur within established riparian setbacks. Phase 2 of the proposed project will result in an increase of approximately 11,500 square feet of impervious surfaces. The cultivator shall comply with all land development, erosion control, and winterization measures in the State Water Resources Control Board Cannabis Cultivation Policy to minimize erosion to the greatest extent feasible. To prevent discharge of sediment and other pollutants, storm water runoff will be directed to earthen swales, then to stormwater retention basins and a perforated storm drain pipe with a rock trench as designed by Munselle Civil Engineering (*Appendix A: Map 7. Erosion Prevention and Sediment Control*). Best Management Practices (BMPs) that will likely be used on-site to prevent erosion and pollutant discharge include scheduling of construction activities during periods of dry weather, applying straw mulch and seed to disturbed areas, applying base rock to disturbed areas, and installing straw wattles at adequate intervals. There is ample vegetative filter between the proposed development area and the nearest waterbodies, and it is not anticipated that	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

					additional erosion and sediment detention measures will be necessary. 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. Meeting local, state and federal compliance will ensure that cultivation operations will not significantly impact water resources by using a combination of BMPs, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. **Less than significant impact.**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The proposed cultivation area and all related developments will be located outside of any flood hazard, tsunami, or seich zones. Additionally, all chemicals including pesticides, fertilizers and other potentially toxic chemicals will be stored within secondary containment in secure storage facilities that provide protection from accidental ignition, weather, and wildlife. **No impact.**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	There is no threshold in Lake County for groundwater depletion or baseline for sustainable groundwater. The project shall maintain compliance with the North Coast Regional Water Quality Control Board Cannabis Cultivation Waste Discharge Regulatory Program which ensures the site meets the requirements of the federal Clean Water Act, California Water Code, State Nonpoint Source Policy, and the Basin Plan for the North Coast region. **No impact.**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING ***Would the project:***						
a) Physically divide an established community?				X	The proposed project will not result in any subdivisions or changes to parcel zoning and will not physically divide an established community. **No impact.**	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	This project is consistent with the Lake County General Plan, the Upper Lake-Nice Area Plan and the Lake County Zoning Ordinance. The property is zoned "A" Agriculture, which is a land- use zone that Article 21 of the Lake County Zoning Ordinance allows commercial cannabis cultivation in. The proposal aligns with the land use plan, policy, and regulations. **No impact.**	1, 3, 4, 5, 20, 21, 22, 27, 28
XII. MINERAL RESOURCES ***Would the project:***						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	This site contains no mapped mineral resources. **No impact.**	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local				X	Neither the County of Lake's General Plan, the Upper Lake-Nice Area Plan nor the Lake County Aggregate Resource Management Plan	1, 3, 4, 5, 26

general plan, specific plan, or other land use plan?					designates the project site as being a locally important mineral resource recovery site. **No impact.**	
XIII. NOISE ***Would the project result in:***						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels are possible during project construction. Once construction is complete, the project's potential impacts to ambient noise levels include noise generated by the fans and air filtration system in the greenhouses. Mitigation measures will decrease these noise levels to an acceptable level. **NOI-1:** All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. **NOI -2**: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. **NOI-3**: The operation of the air filtration system and fans shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines. **Less than significant impact with mitigation measures NOI-1 through NOI-3 incorporated.**	1, 3, 4, 5, 13
b) Generation of excessive ground- borne vibration or ground-borne noise levels?				X	The project is not expected to create unusual ground-borne vibration due to facility operation. The low-level truck traffic during construction and deliveries would create a minimal amount of ground- borne vibration. **No impact.**	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within 2 miles of a public airport. **No impact.**	1, 2, 3, 4, 5, 6, 24
XIV. POPULATION AND HOUSING ***Would the project:***						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	In the peak season there will be a maximum of 18 people employed by the operation. The project is not anticipated to induce population growth. **No impact.**	1, 3, 4, 5

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. **No impact.**	1, 3, 4, 5
XV. PUBLIC SERVICES ***Would the project:***						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? -Police Protection? -Schools? -Parks? -Other Public Facilities?				X	In the peak season there will be a maximum of 18 people employed by the operation. The project does not propose the development of housing or other uses that would necessitate the need for new or altered government facilities. In addition, the applicant provided adequate security management plan that meets the requirements of the County of Lake Ordinance 3084/3073 for security to minimize potential criminal activities on the site, as well as, addressing fire protection. There will not be a need to increase fire or police protection, schools, parks, or other public facilities as a result of the project's implementation. **No impact.**	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION ***Would the project:***						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. **No impact.**	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	The project does not include the construction or expansion of recreational facilities. **No impact.**	1, 3, 4, 5
XVII. TRANSPORTATION ***Would the project*:**						
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?			X		The site is easily accessible via public county-maintained roads. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries. The maximum amount of employees that will be on-site during the peak season is 10 individuals. It is not anticipated that the amount of vehicle trips will change significantly from the baseline due to the existing agricultural operation consisting of 27.4 acres of vineyard. **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?			X		See above response to Section XVII (a). **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or				X	The proposed project will not increase hazards; no changes will be made to the existing public county-maintained roads and the	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

incompatible uses (e.g., farm equipment)?					proposed additional roads on-site will be relatively flat and straight, over 12 feet wide, and the gates will be a minimum of 14 feet wide. **No impact.**	
d) Result in inadequate emergency access?				X	There are no changes to the existing public county-maintained roads associated with this project. The access road associated with the project will be in compliant with Public Resources Code subsection 4290 and 4291 and will be rock surfaced to ensure adequate emergency access. The road will be approximately 12 feet wide, and the gates will be a minimum of 14 feet wide. Additionally, there will be a 30 feet wide open corridor that runs the length of the fence surrounding the cultivation area to allow access for fire trucks without the need for turnarounds. **No impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES ***Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:***						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X	An Archaeological Survey was completed by Alta Archaeological Consulting in June 2020 and fieldwork was conducted on May 7, 2020. No cultural resources were identified within the project area and no eligible or listed historic properties were identified within a one-half mile search radius (*see Attachment 2*). **No impact.**	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See response to Section V. Cultural Resources, (a). **Less than significant impact with mitigation measures CUL-1 and CUL-2 added.**	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS ***Would the project:***						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	The project will utilize an existing well and electrical service hookup provided by PG&E. The project will result in the development of additional electric power facilities in the form of an on-site solar grid. The proposed solar grid will be located on top of shipping containers used for harvest storage and will not cause significant environmental effects. The project will not result in the construction of or have any impacts on existing water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities. **No impact.**	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future			X		See response to Section X (b). There are no minimum thresholds for aquifer recharge in Lake County, so there is no way to verify if the water usage will be detrimental to the surrounding area. However,	1, 3, 4, 5, 29, 32, 33, 34, 36, 37

development during normal, dry and multiple dry years?					the well test was completed in the dry season during a drought year and produced at 140 gallons/minute with full recharge after 24 hours (*Appendix B: Attachment 2)*. These results suggest that the groundwater basin has sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Additionally, the applicant will implement water conservation measures as summarized in Section X (b) to minimize water consumption to the greatest extent feasible. **Less than significant impact.**	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The existing wastewater system on-site consists of a septic system. ADA portable toilets are proposed for use for the project which will be serviced by Perkins Septic Tank Cleaning who has provided a will-serve letter which is appended in *Appendix B: Attachment 3*. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. To reduce solid waste production the following measures will be implemented: biodegradable containers will be used when feasible, items will be purchased in bulk to minimize packaging, soil will be reamended and reused each season, organic materials will be composted on-site, and recyclables will be separated from solid waste to be deposited at a recycling facility. **Less than significant impact.**	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	The project will comply with all federal, state, and local requirements related to solid waste. **No impact.**	1, 3, 4, 5, 29, 32, 33, 34, 36
XX. WILDFIRE ***If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:***						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		It is not anticipated that the project will have a significant impact on the emergency response plan or emergency evacuation plan considering the minimal traffic impacts and the limited number of employees associated with the project. Additionally, private access roads on-site will be rocked, well maintained, and wide enough for use by emergency service vehicles. **Less than significant impact.**	1, 3, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		It is not anticipated that the project site will exacerbate wildfire risks due to slope, prevailing winds, and other factors. The project site is flat and easily accessible by well-maintained roads. Flammable materials will be stored on-site but this expected and typical for parcels zoned as "A" Agriculture and the volume of flammable material stored on-site is not large enough to contribute significantly to wildfire risk and they will be stored within secure storage structures. In addition, the project is within the Northshore Fire Protection District, as well as, the State Responsibility Area (SRA), California Department of Forestry and Fire Protection (Cal Fire). The project is subjected to the requirements of the California Fire Code and the NFPA standards, and the Public Resource Code	1, 3, 4, 5, 6, 20, 23, 31, 35, 37, 38

					regarding wildfire. The project is also subjected to Fire Mitigation Fees. **Less than significant impact.**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. **Less than significant impact.**	1, 3, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is little chance of risks associated with post-fire slope runoff, instability or drainage and risks are not expected to significantly increase from the proposed project being added to the parcel. **Less than significant impact.**	1, 3, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE ***Would the project:***						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes cultivation of commercial cannabis in an area that was previously developed and used for agriculture for wine grapes. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. **Less than significant with mitigation measures AQ-1 through AQ-3, CUL-1 through CUL-2, and NOI-1 through NOI-3.**	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Air Quality, Cultural and Tribal Resources, and Noise. When combined with the impacts of other past, present, and reasonably foreseeable future projects, there could be cumulatively considerable effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts. **Less than significant with mitigation measures AQ-1 through AQ-3, CUL-1 through CUL-2, and NOI-1 through NOI-3.**	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, to Air Quality, Cultural and Tribal Resources, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant. **Less than significant with mitigation measures AQ-1 through AQ-3, CUL-1 through CUL-2, and NOI-1 through NOI-3.**	All

**Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake-Nice Area Plan
5. 2000 Clover Valley Road Property Management Plan, prepared by Law Offices of E.D. Lerman, dated June 2020
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for 2000 Clover Valley Road; prepared by Charles A. Patterson, dated May 31, 2020
14. Archaeological Survey Report, prepared by Alta Archaeological Consulting, dated June 2020
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District

Appendix A: Maps

OWNER

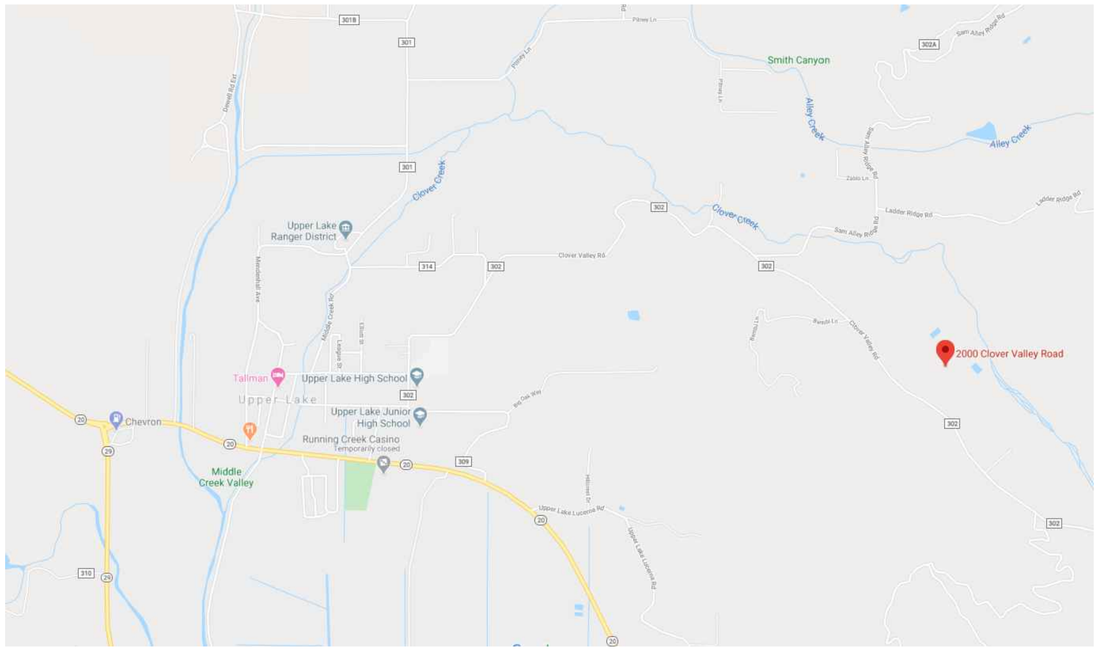
CRISTHIAN HERNANDEZ
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA 95485
CRISTIANHERNANDEZ0417@GMAIL.COM
(707) 312-2958

APPLICANT

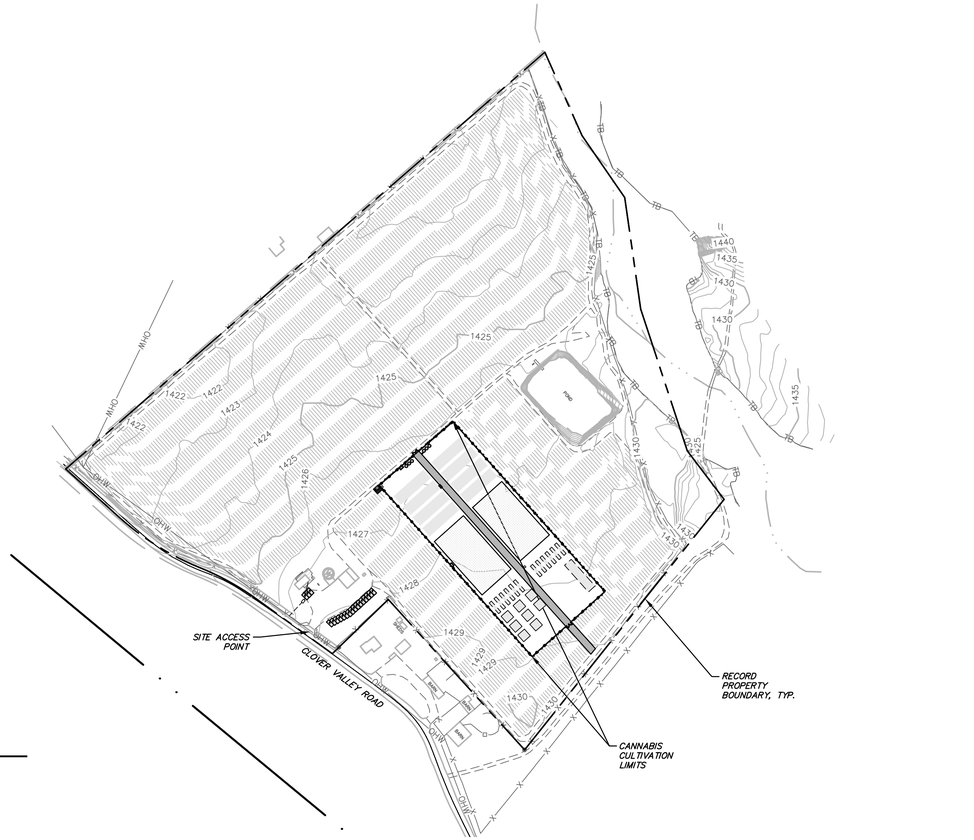
CRISTHIAN HERNANDEZ
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA 95485
CRISTIANHERNANDEZ0417@GMAIL.COM
(707) 312-2958

COMMERCIAL CANNABIS CULTIVATION PLANS
FOR
CRISTHIAN HERNANDEZ PROPERTY
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

INDEX OF DRAWINGS



LOCATION MAP
NO SCALE



OVERALL SITE MAP
SCALE: 1" = 200'
0 200 400 600
(GRAPHIC SCALE IN FEET)
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W E
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ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARCH	ARCHITECTURAL
BC	BEGIN CURVE
BSW	BACK OF SIDEWALK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DWY	DRIVEWAY
EC	END CURVE
EG	EXISTING GROUND
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
(EX)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FL	FLOWLINE
GB	GRADE BREAK
GR	GRATE ELEVATION
H=	HEIGHT
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
(N)	NEW/PROPOSED
O.C.	ON CENTER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVE
PVC	POLYVINYLCHLORIDE PIPE
R=	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S=	SLOPE
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UND	UNLESS NOTED OTHERWISE
W	WATER
WM	WATER METER

	RECORD BOUNDARY LINE
	RECORD EASEMENT EDGE
	FLOWLINE
	EDGE OF CONCRETE
	EDGE OF DIRT/GRAVEL ROAD
TB TB	TOP OF BANK
	WOOD FENCE
X X	WIRE FENCE
OHW	OVERHEAD WIRE
W W	NEW WATER LINE
E E	NEW UNDERGROUND ELECTRIC LINE
	NEW SWALE FLOWLINE
	NEW 6' TALL WOOD PLANK FENCE
	NEW CORRUGATED HDPE PIPE
	DECKING
LPT	LIQUID PROPANE TANK
	POWER/JOINT POLE
W	WELL
	FOUND SURVEY MONUMENT AS NOTED
BO 24"	TREE-TYPE & DIAMETER
PINE	PINE TREE
FRT	FRUIT TREE
WAL	WALNUT TREE
POR	POINT OF ROTATION

SURVEY NOTES

1. *BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM FIELD TIES TO MONUMENTS SHOWN ON THE PARCEL MAP, RECORDED IN BOOK 7 OF PARCEL MAPS AT PAGE 29, LAKE COUNTY RECORDS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BEARINGS SHOWN HAVE BEEN ROTATED FROM RECORD TO NORTH AMERICAN DATUM OF 1983 (NAD83) ZONE 2 GRID NORTH. THIS MAP IS NOT INTENDED TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY.*
2. *UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).*
3. *BASIS OF BEARINGS:GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).*
4. *ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #100 SET 60D NAIL CONTROL POINT. ELEVATION = 1,425.36' NAVD 88*
5. *THIS MAP WAS COMPILED FROM AERIAL PHOTOGRAPHS. IN AREAS OF DENSE VEGETATION, UNDER DENSE TREE COVERAGE, AND OUTSIDE GROUND CONTROL POINT GRID, ACCURACY OF MAP MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS.*

PARCEL ZONING

AGRICULTURAL
1. MINIMUM SETBACKS:
 1.1. FRONT: 30 FEET FROM LOT LINE OR 55 FEET FROM CENTERLINE OF ROADWAY
 1.2. REAR: 25 FEET FROM LOT LINE
 1.3. SIDE: 15 FEET FROM LOT LINE
2. MAXIMUM HEIGHT:
 2.1. PRINCIPAL STRUCTURE: 35 FEET
 2.2. ACCESSORY STRUCTURE: 20 FEET
 2.3. AGRICULTURAL ACCESSORY STRUCTURE: 50 FEET

PARCEL AREA

40.84 ACRES BASED ON PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF LAKE COUNTY ON JANUARY 31, 1974 IN BOOK 7 OF PARCEL MAPS, AT PAGE 29, FORMERLY BEING A PORTION OF PARCEL C OF PARCEL MAP BOOK 6 AT PAGE 9

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
❖ CIVIL ENGINEERING ❖ SURVEYING ❖
❖ PLANNING ❖ CONST. MANAGEMENT ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368

REGISTERED PROFESSIONAL ENGINEER ★ CORT L. MUNSELLE ★ No. 69941 ★ Exp. 8-30-20 ★ STATE OF CALIFORNIA ★ CIVIL

CORT L. MUNSELLE
RCE 69941
DATE

CRISTHIAN HERNANDEZ PROPERTY
COVER SHEET
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO.
92-20

SHEET NO.
1.0
OF 9 SHEETS

\\MCE-LAPTOP11\DROPBOX\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 IP.DWG 6/23/2020 2:01 PM TY

NOTES

1. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS, GRADES 1 THROUGH 12 WITHIN 1,250 FEET OF THE SUBJECT PROPERTY BOUNDARY.
2. THERE ARE NO DEVELOPED PARKS CONTAINING PLAYGROUND EQUIPMENT WITHIN 1,250 FEET OF THE SUBJECT PROPERTY BOUNDARY.
3. THERE ARE NO DRUG OR ALCOHOL REHABILITATION FACILITIES WITHIN 1,250 FEET OF THE SUBJECT PROPERTY BOUNDARY.
4. THERE ARE NO LICENSED CHILD CARE FACILITIES OR NURSERY SCHOOLS WITHIN 1,250 FEET OF THE SUBJECT PROPERTY BOUNDARY.
5. THERE ARE NO CHURCHES OR YOUTH-ORIENTED FACILITIES CATERING TO OR PROVIDING SERVICES PRIMARLIY INTENDED FOR MINORS WITHIN 1,250 FEET OF THE SUBJECT PROPERTY BOUNDARY.

SURROUNDING AREA AERIAL

SCALE: 1" = 200'

0 200 400 600

(GRAPHIC SCALE IN FEET)

N W E S

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
❖ CIVIL ENGINEERING ❖ SURVEYING ❖
❖ PLANNING ❖ CONST. MANAGEMENT ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368

PROFESSIONAL ENGINEER ★ CALIFORNIA ★ REGISTERED ★ STATE OF CALIFORNIA ★ CORT L. MUNSELLE ★ No. 69941 ★ Exp. 9-30-20 ★ CIVIL

CORT L. MUNSELLE DATE
RCE 69941

CRISTHIAN HERNANDEZ PROPERTY
SURROUNDING AREA AERIAL
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 2.0 OF 9 SHEETS

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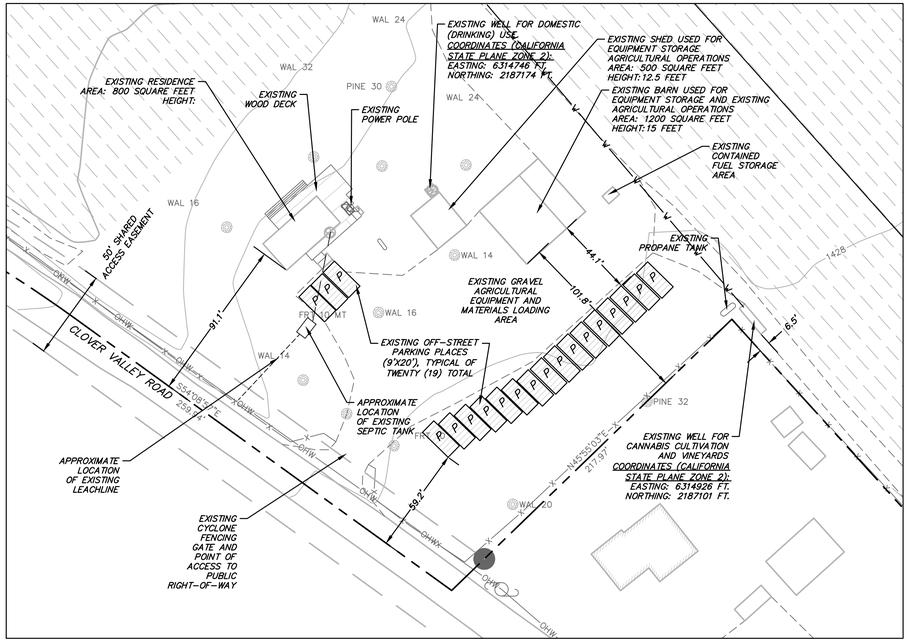


DETAILED SITE PLAN-EXISTING CONDITIONS

SCALE: 1" = 40'

0 40 80 120

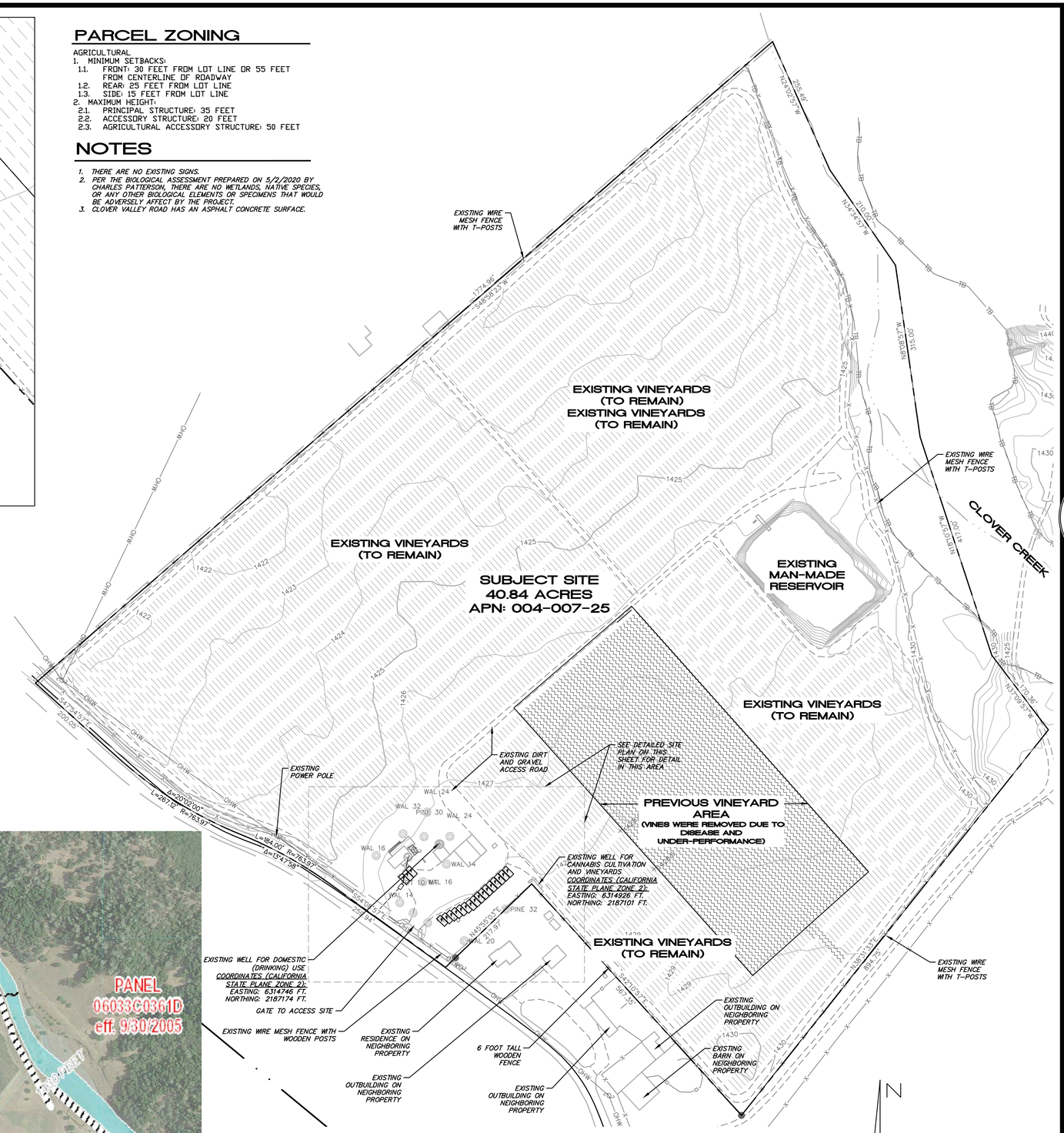
(GRAPHIC SCALE IN FEET)

PARCEL ZONING

AGRICULTURAL
1. MINIMUM SETBACKS:
 1.1. FRONT: 30 FEET FROM LOT LINE OR 55 FEET FROM CENTERLINE OF ROADWAY
 1.2. REAR: 25 FEET FROM LOT LINE
 1.3. SIDE: 15 FEET FROM LOT LINE
2. MAXIMUM HEIGHT:
 2.1. PRINCIPAL STRUCTURE: 35 FEET
 2.2. ACCESSORY STRUCTURE: 20 FEET
 2.3. AGRICULTURAL ACCESSORY STRUCTURE: 50 FEET

NOTES

1. THERE ARE NO EXISTING SIGNS.
2. PER THE BIOLOGICAL ASSESSMENT PREPARED ON 5/2/2020 BY CHARLES PATTERSON, THERE ARE NO WETLANDS, NATIVE SPECIES, OR ANY OTHER BIOLOGICAL ELEMENTS OR SPECIMENS THAT WOULD BE ADVERSELY AFFECT BY THE PROJECT.
3. CLOVER VALLEY ROAD HAS AN ASPHALT CONCRETE SURFACE.



SITE PLAN-EXISTING CONDITIONS

SCALE: 1" = 100'

0 100 200 300

(GRAPHIC SCALE IN FEET)

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W E
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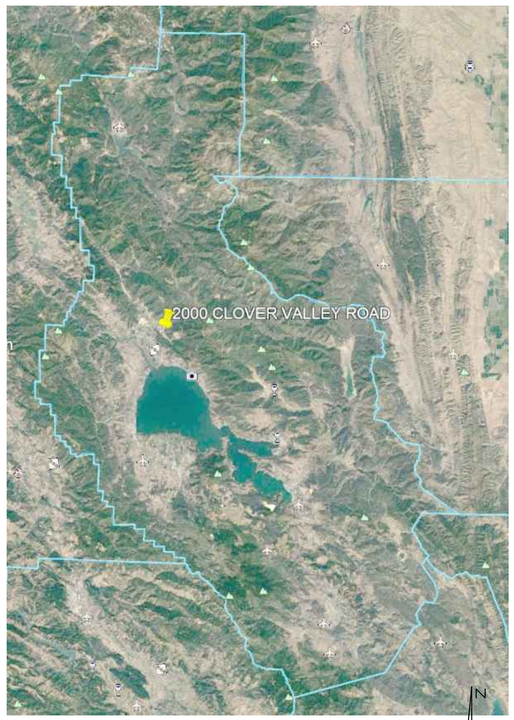

COUNTY LOCATION MAP

NO SCALE

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W E
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FEMA FLOOD ZONE MAP

NO SCALE

N
W E
S

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
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HEALDSBURG, CA 95448
(707) 395-0368
MUNSELLE

PROFESSIONAL ENGINEER ★ CORT L. MUNSELLE ★ No. 69941 Exp. 9-30-20 ★ REGISTERED CIVIL ★ STATE OF CALIFORNIA

CORT L. MUNSELLE RCE 69941 DATE

CRISTHIAN HERNANDEZ PROPERTY

SITE PLAN-EXISTING CONDITIONS
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 3.0 OF 9 SHEETS

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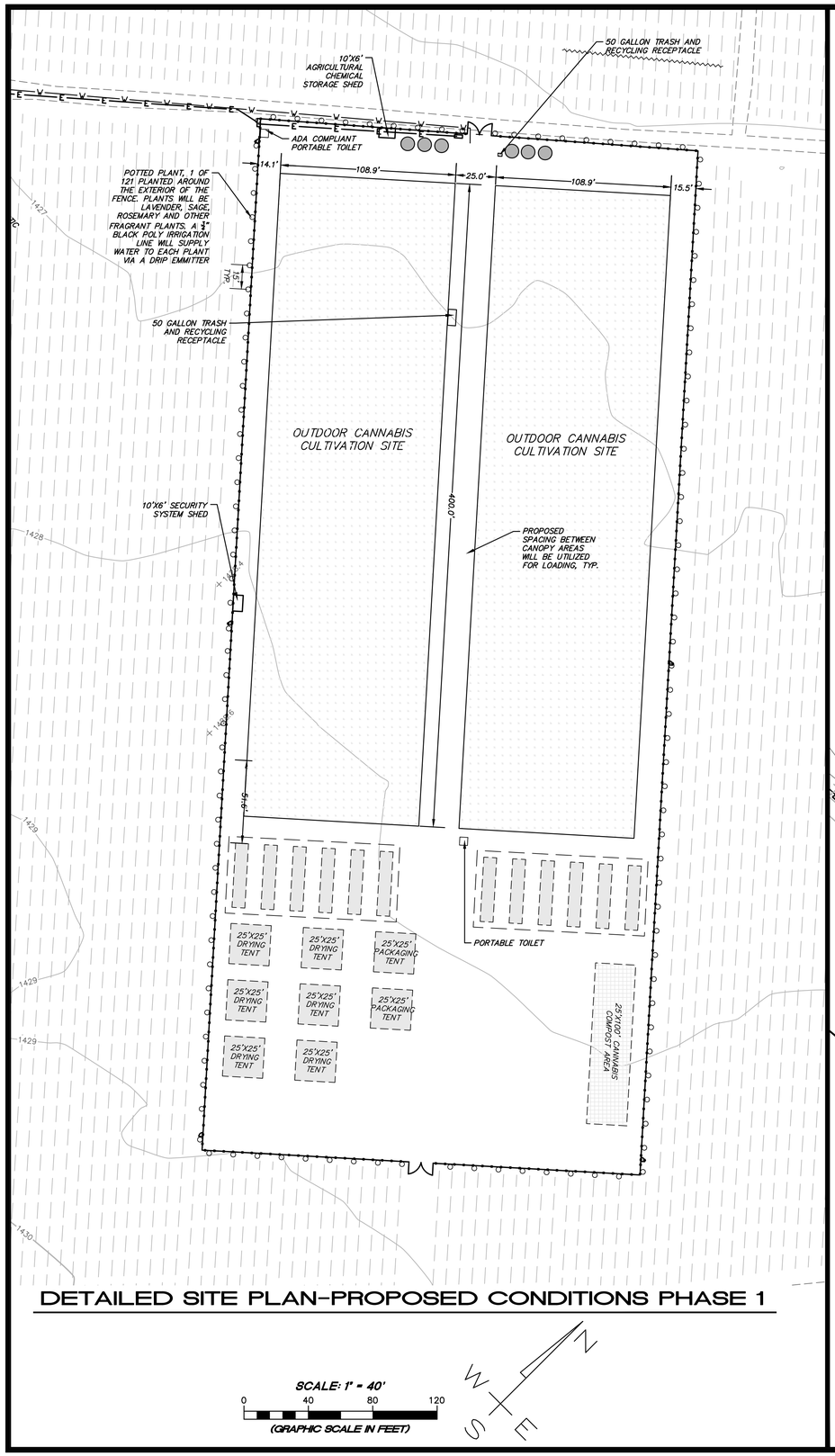


DETAILED SITE PLAN-PROPOSED CONDITIONS PHASE 1

SCALE: 1" = 40'

0 40 80 120

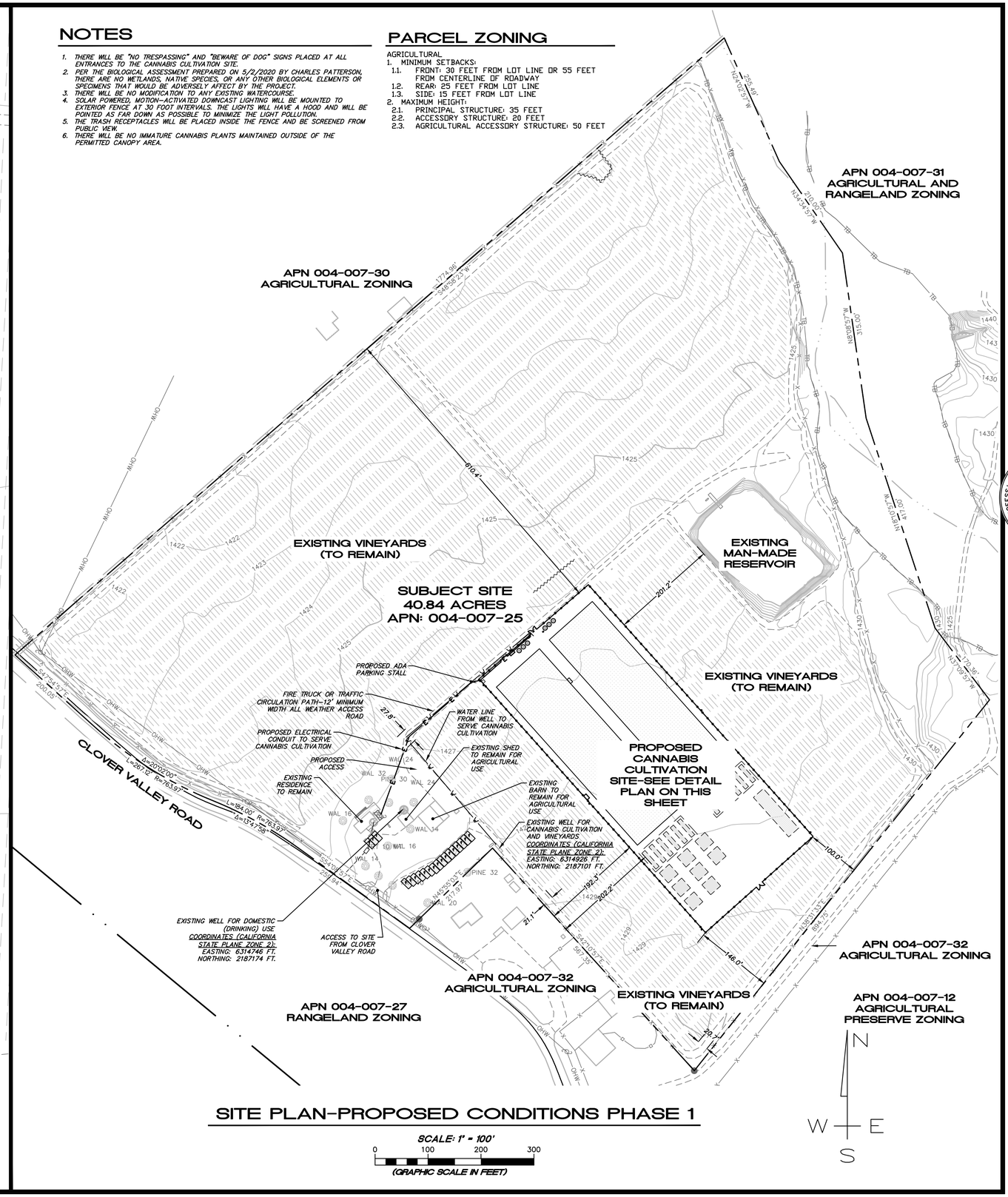
(GRAPHIC SCALE IN FEET)

NOTES

1. THERE WILL BE "NO TRESPASSING" AND "BEWARE OF DOG" SIGNS PLACED AT ALL ENTRANCES TO THE CANNABIS CULTIVATION SITE.
2. PER THE BIOLOGICAL ASSESSMENT PREPARED ON 5/2/2020 BY CHARLES PATTERSON, THERE ARE NO WETLANDS, NATIVE SPECIES, OR ANY OTHER BIOLOGICAL ELEMENTS OR SPECIMENS THAT WOULD BE ADVERSELY AFFECT BY THE PROJECT.
3. THERE WILL BE NO MODIFICATION TO ANY EXISTING WATERCOURSE.
4. SOLAR POWERED, MOTION-ACTIVATED DOWNCAST LIGHTING WILL BE MOUNTED TO EXTERIOR FENCE AT 30 FOOT INTERVALS. THE LIGHTS WILL HAVE A HOOD AND WILL BE POINTED AS FAR DOWN AS POSSIBLE TO MINIMIZE THE LIGHT POLLUTION.
5. THE TRASH RECEPTACLES WILL BE PLACED INSIDE THE FENCE AND BE SCREENED FROM PUBLIC VIEW.
6. THERE WILL BE NO IMMATURE CANNABIS PLANTS MAINTAINED OUTSIDE OF THE PERMITTED CANOPY AREA.

PARCEL ZONING

AGRICULTURAL
1. MINIMUM SETBACKS:
   1.1. FRONT: 30 FEET FROM LOT LINE OR 55 FEET FROM CENTERLINE OF ROADWAY
   1.2. REAR: 25 FEET FROM LOT LINE
   1.3. SIDE: 15 FEET FROM LOT LINE
2. MAXIMUM HEIGHT:
   2.1. PRINCIPAL STRUCTURE: 35 FEET
   2.2. ACCESSORY STRUCTURE: 20 FEET
   2.3. AGRICULTURAL ACCESSORY STRUCTURE: 50 FEET



SITE PLAN-PROPOSED CONDITIONS PHASE 1

SCALE: 1" = 100'

0 100 200 300

(GRAPHIC SCALE IN FEET)

N W E S

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
❖ CIVIL ENGINEERING ❖ SURVEYING ❖
❖ PLANNING ❖ CONST. MANAGEMENT ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368
MUNSELLE

PROFESSIONAL ENGINEER ★ REGISTERED ★ CORT L. MUNSELLE No. 69941 Exp. 9-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

CORT L. MUNSELLE DATE
RCE 69941

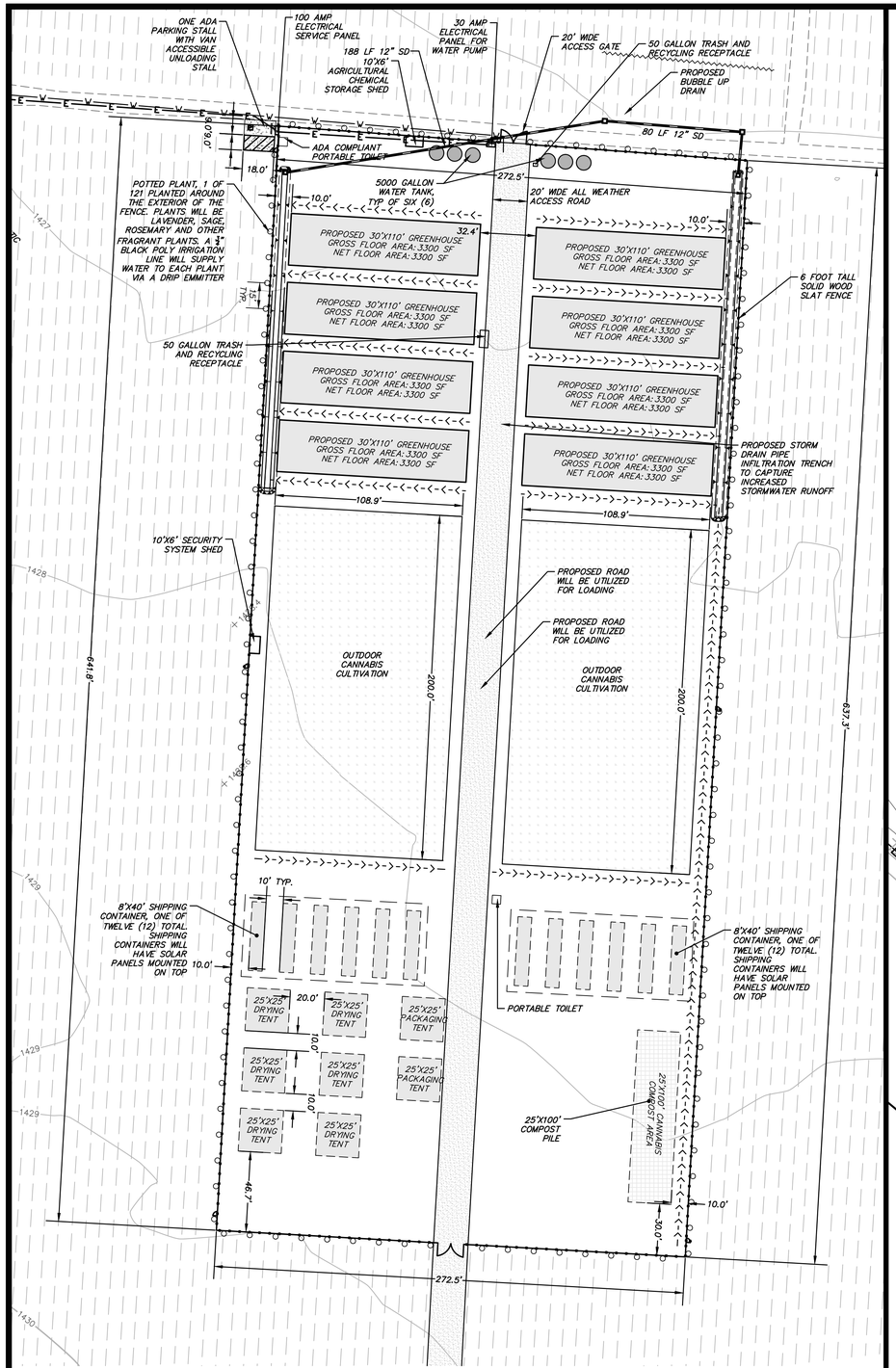
CRISTHIAN HERNANDEZ PROPERTY
SITE PLAN-PROPOSED CONDITIONS PHASE 1
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 4.0 OF 9 SHEETS

\\MCE-LAPTOP11\DROPBOX\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 IP.DWG 6/23/2020 2:01 PM TY

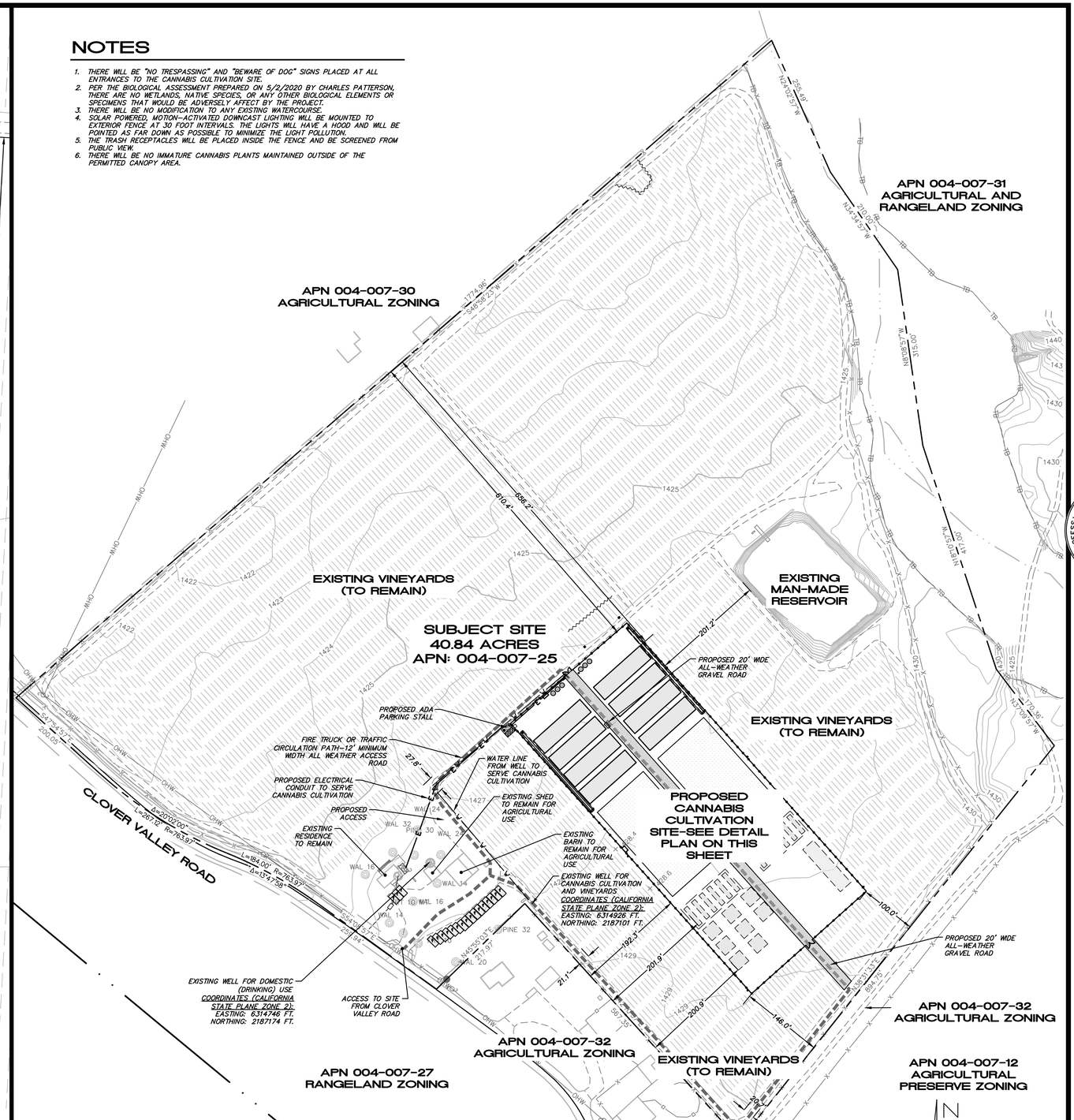


DETAILED SITE PLAN-PROPOSED CONDITIONS PHASE 2

SCALE: 1" = 40'
0 40 80 120
(GRAPHIC SCALE IN FEET)

NOTES

1. THERE WILL BE "NO TRESPASSING" AND "BEWARE OF DOG" SIGNS PLACED AT ALL ENTRANCES TO THE CANNABIS CULTIVATION SITE.
2. PER THE BIOLOGICAL ASSESSMENT PREPARED ON 5/2/2020 BY CHARLES PATTERSON, THERE ARE NO WETLANDS, NATIVE SPECIES, OR ANY OTHER BIOLOGICAL ELEMENTS OR SPECIMENS THAT WOULD BE ADVERSELY AFFECT BY THE PROJECT.
3. THERE WILL BE NO MODIFICATION TO ANY EXISTING WATERCOURSE.
4. SOLAR POWERED, MOTION-ACTIVATED DOWNCAST LIGHTING WILL BE MOUNTED TO EXTERIOR FENCE AT 30 FOOT INTERVALS. THE LIGHTS WILL HAVE A HOOD AND WILL BE POINTED AS FAR DOWN AS POSSIBLE TO MINIMIZE THE LIGHT POLLUTION.
5. THE TRASH RECEPTACLES WILL BE PLACED INSIDE THE FENCE AND BE SCREENED FROM PUBLIC VIEW.
6. THERE WILL BE NO IMMATURE CANNABIS PLANTS MAINTAINED OUTSIDE OF THE PERMITTED CANOPY AREA.



SITE PLAN-PROPOSED CONDITIONS PHASE 2

SCALE: 1" = 100'
0 100 200 300
(GRAPHIC SCALE IN FEET)

N
W E
S

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
❖ CIVIL ENGINEERING ❖ SURVEYING ❖
❖ PLANNING ❖ CONST. MANAGEMENT ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368
MUNSELLE

PROFESSIONAL ENGINEER ★ CIVIL ★ REGISTERED ★ STATE OF CALIFORNIA
CORT L. MUNSELLE
No. 69941
Exp. 9-30-20

CORT L. MUNSELLE RCE 69941 DATE

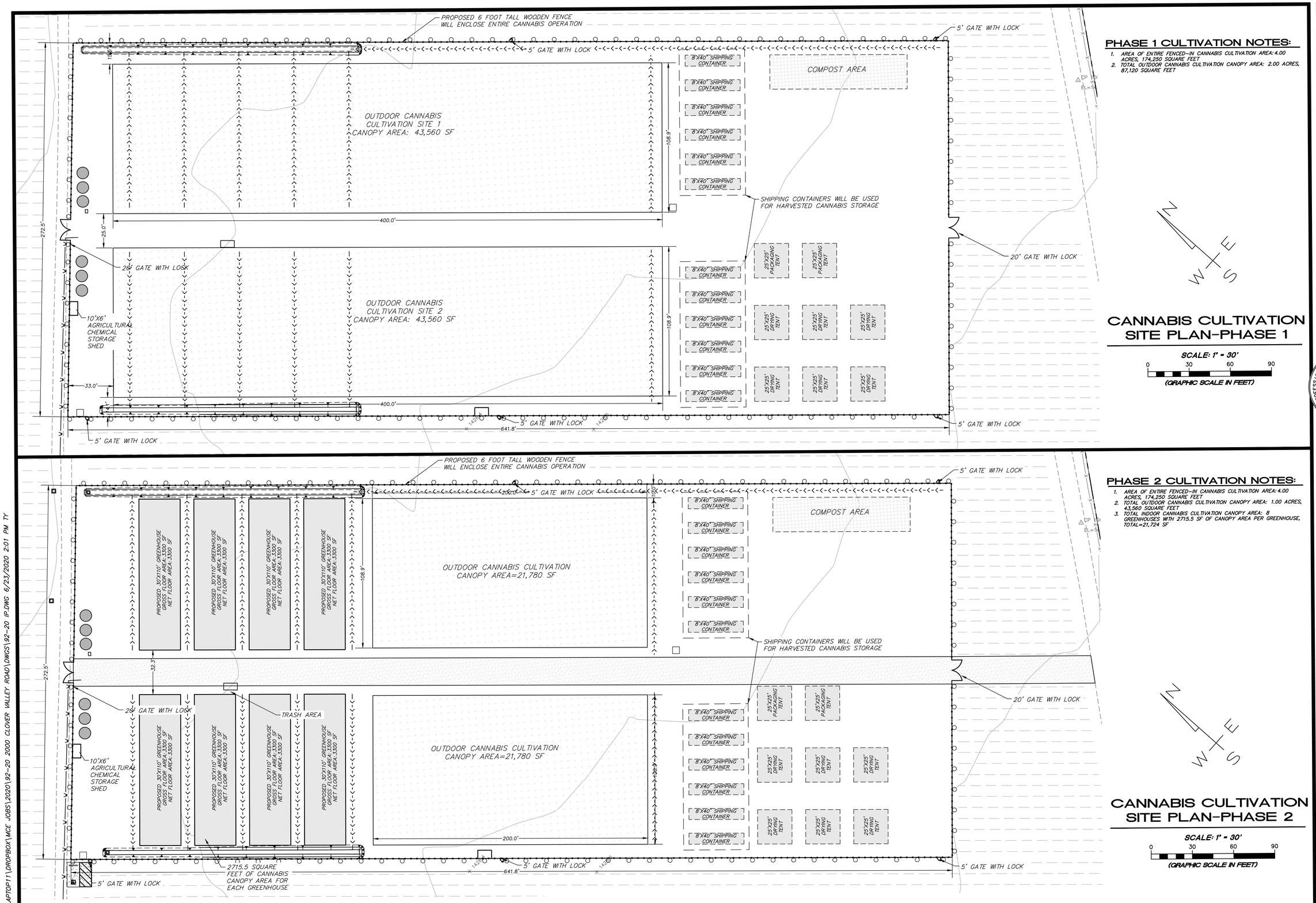
CRISTHIAN HERNANDEZ PROPERTY
SITE PLAN-PROPOSED CONDITIONS PHASE 2
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 4.1
OF 9 SHEETS

\\MCE-LAPTOP11\DROPBOX\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 IP.DWG 6/23/2020 2:01 PM TY



PHASE 1 CULTIVATION NOTES:

1. AREA OF ENTIRE FENCED-IN CANNABIS CULTIVATION AREA: 4.00 ACRES, 174,250 SQUARE FEET
2. TOTAL OUTDOOR CANNABIS CULTIVATION CANOPY AREA: 2.00 ACRES, 87,120 SQUARE FEET

CANNABIS CULTIVATION SITE PLAN-PHASE 1

SCALE: 1" = 30'

0 30 60 90

(GRAPHIC SCALE IN FEET)

PHASE 2 CULTIVATION NOTES:

1. AREA OF ENTIRE FENCED-IN CANNABIS CULTIVATION AREA: 4.00 ACRES, 174,250 SQUARE FEET
2. TOTAL OUTDOOR CANNABIS CULTIVATION CANOPY AREA: 1.00 ACRES, 43,560 SQUARE FEET
3. TOTAL INDOOR CANNABIS CULTIVATION CANOPY AREA: 8 GREENHOUSES WITH 2715.5 SF OF CANOPY AREA PER GREENHOUSE, TOTAL=21,724 SF

CANNABIS CULTIVATION SITE PLAN-PHASE 2

SCALE: 1" = 30'

0 30 60 90

(GRAPHIC SCALE IN FEET)

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
❖ CIVIL ENGINEERING ❖ SURVEYING ❖
❖ PLANNING ❖ CONST. MANAGEMENT ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0988

REGISTERED PROFESSIONAL ENGINEER CORY L. MUNSELLE No. 69941 Exp. 9-30-20 CIVIL STATE OF CALIFORNIA

CORY L. MUNSELLE DATE
RCE 69941

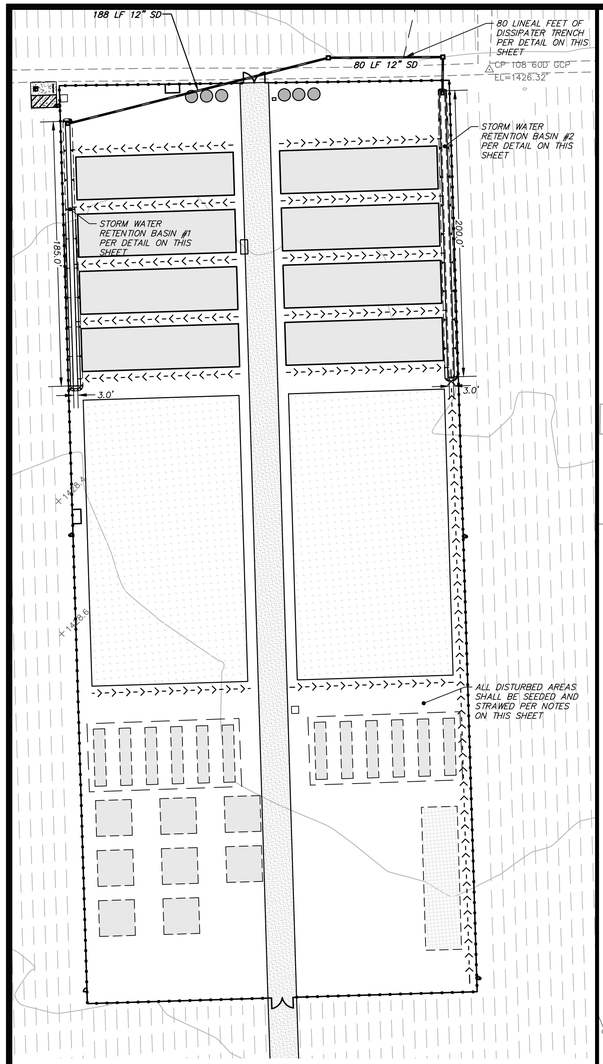
CRISTHIAN HERNANDEZ PROPERTY
CANNABIS CULTIVATION SITE PLAN
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 5.0 OF 9 SHEETS

\\MCE-LAPTOP11\DROPBOX\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 IP.DWG 6/23/2020 2:01 PM TY

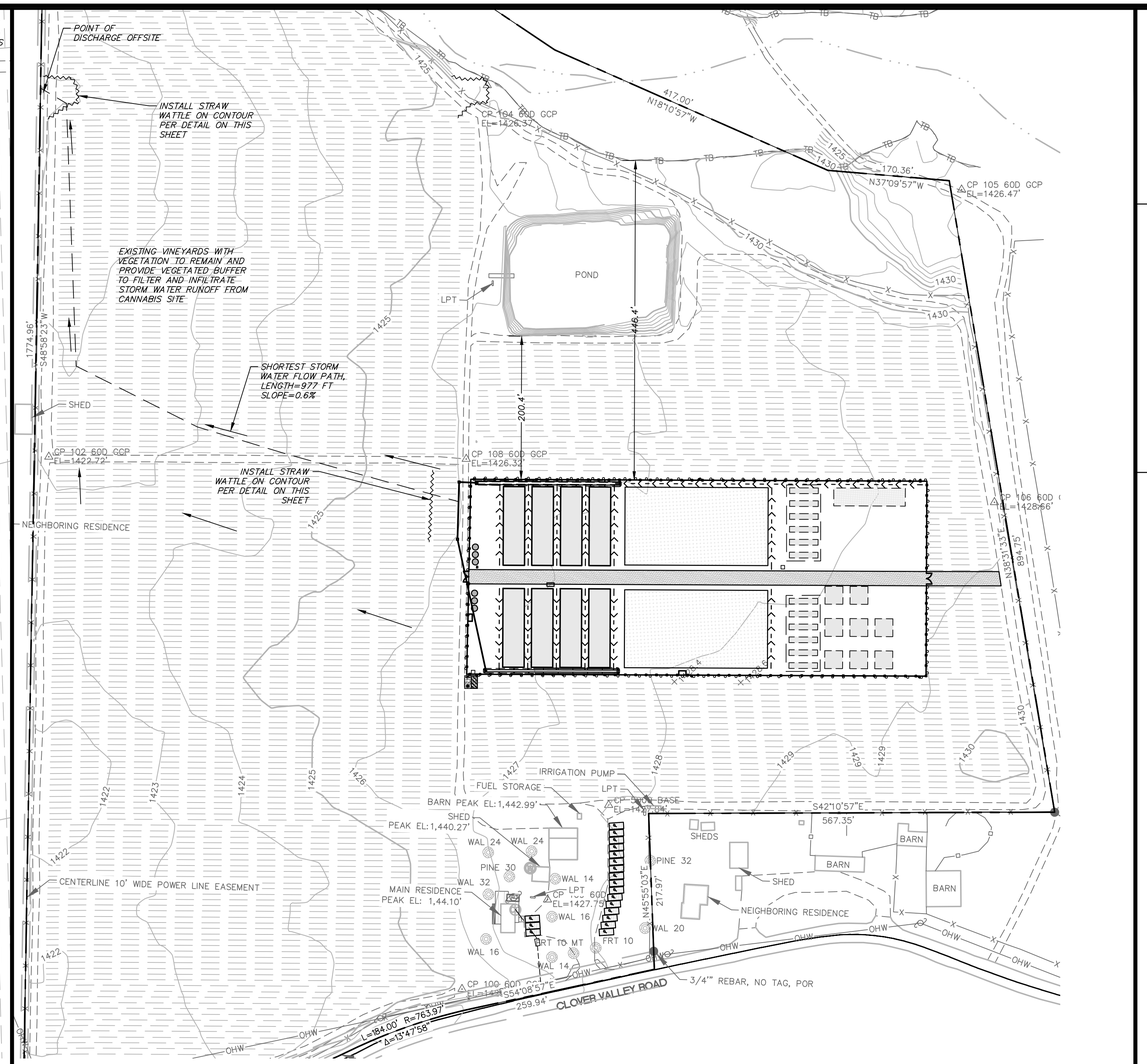


DETAILED VIEW

SCALE: 1" = 50'

0 50 100 150

(GRAPHIC SCALE IN FEET)

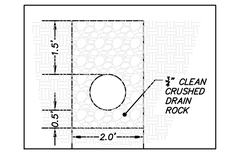


OVERALL VIEW

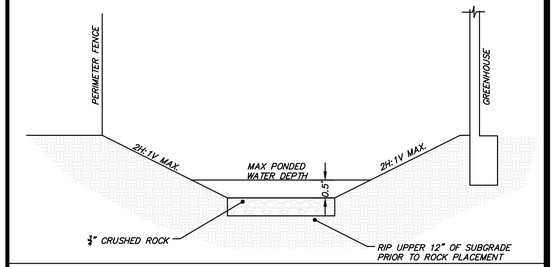
SCALE: 1" = 100'

0 100 200 300

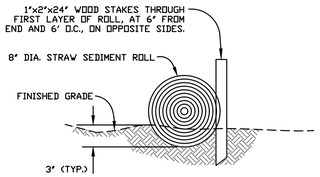
(GRAPHIC SCALE IN FEET)



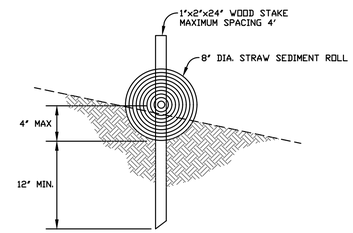
DISSIPATER TRENCH



STORM WATER RETENTION BASIN



FLAT AREA



SLOPED AREA

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) IN ACCORDANCE WITH COUNTY OF LAKE CODE OF ORDINANCES.
2. THE APPROVED PLANS SHALL CONFORM TO THE COUNTY OF LAKE CODE OF ORDINANCES.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION PREVENTION AND/OR SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER AND/OR ADDITIONAL INSPECTION FEES TO VERIFY COMPLIANCE WITH COUNTY OF LAKE REQUIREMENTS.
4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED ON THE APPROVED PLANS OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
5. AT ALL TIMES THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBING ACTIVITIES SUCH AS CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
6. THE PROPERTY OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EPSC ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 – APRIL 30). GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH COUNTY OF LAKE CODE.
7. DURING THE RAINY SEASON, STORM WATER BMP'S SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES AND THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED ONE ACRE OR 20 PERCENT OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
8. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30 PERCENT OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
9. EPSC BMP'S SHALL BE INSPECTED BY THE PROPERTY OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE BMP'S ARE FUNCTIONING PROPERLY. EPSC BMP'S THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EPSC BMP'S SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
10. CHANGES TO THE EPSC PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS IF THE ALTERNATIVE BMP'S ARE EQUIVALENT OR MORE PROTECTIVE THAN THE BMP'S SHOWN ON THE APPROVED PLANS. ALTERNATIVE BMP'S ARE SUBJECT TO REVIEW AND APPROVAL BY COUNTY OF LAKE STAFF.
11. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
12. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF- WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN, AS NECESSARY.
13. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION BMP'S TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS, OR MATS. TEMPORARY REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL, BUT IN ALL CASES PRIOR TO OCTOBER 1. PERMANENT REVEGATATION OR LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL INSPECTION.
14. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION BMP'S ON EXPOSED SLOPES, SEDIMENT CONTROL BMP'S SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
15. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY SIX TO EIGHT INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
CALIFORNIA BROME	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	
6-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

16. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
17. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION IS COMPLETE.
18. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY ERDSIVE STORM WATER FLOW.
19. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED WITH PLASTIC COVERS OR EQUIVALENT BMP'S TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
20. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
21. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL. CONCRETE WASTE SHALL BE PROPERLY DISPOSED.
22. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
23. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
24. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

STRAW WATTLE DETAIL

NOT TO SCALE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368

REVISION	DESCRIPTION	BY	DATE

PROFESSIONAL ENGINEER ✦ REGISTERED ✦ CIVIL ✦ STATE OF CALIFORNIA
SCOTT L. MUNSELLE No. 69941 Exp. 9-30-20

SCOTT L. MUNSELLE
RCE 69941
DATE

CRISTHIAN HERNANDEZ PROPERTY
STORM WATER MANAGEMENT PLAN
APN 004-007-25
2000 CLOVER VALLEY ROAD
UPPER LAKE, CA

6/23/2020

JOB NO. 92-20

SHEET NO. 8.0 OF 9 SHEETS

\\MCE-LAPTOP11\DROPBOX\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 IP.DWG 6/23/2020 2:02 PM TY

Appendix B: Supporting Documents

1. CDFW Letter LSA Not Needed

State of 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

8/18/2020
Date

Cristhian Hernandez Rodriguez
2000 Clover Valley Road
Upper Lake, CA 95485
flying.monkey2@emeraldlaw.org

Lake or Streambed Alteration Notification Not Required
Notification No. EPIMS-LAK-11548-R2
Cannabis Cultivation – 200 Clover Valley Road

Dear Mr. Hernandez Rodriguez:

The California Department of Fish and Wildlife (CDFW) received your Lake or Streambed Alteration (LSA) Notification (Notification) through the Environmental Permit Information Management System (EPIMS) on July 15, 2020. CDFW has determined the cannabis cultivation project (Project) described in your LSA Notification No. EPIMS-11548-R2 is not subject to the notification requirement in Fish and Game Code section 1602 and your fee will be refunded.

As described in the Notification, the Project is located at 2000 Clover Valley Road, Upper Lake, CA 95485. The Project includes cultivation of cannabis with water provided by an existing well. The Project does not include within or adjacent to the property boundaries any: water discharge, surface water diversion, or riparian vegetation trimming or removal, or construction in or near any river, lake, or stream.

CDFW finds the Project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake.

This letter may be submitted to the California Department of Food and Agriculture (CDFA) 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. You are responsible for complying with all applicable local, State, and federal laws in completing your work. A copy of this letter and your Notification with all attachments should be available at all times at the Project site.

Conserving California's Wildlife Since 1870

Please note, any material or changes otherwise made to your Project description in the Notification, will require submittal of a new Notification and corresponding fee to CDFW.

Your refund may take from six to eight weeks to process. You will receive an email from R2Cannabis@wildlife.ca.gov with instructions on how to initiate the refund process within three business days of receipt of this letter. Please contact the North Central Region Cannabis Program at R2Cannabis@wildlife.ca.gov with any questions you have regarding the refund process.

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

Sincerely,

DocuSigned by:
Kursten Sheridan
3052529B61FC469...

Kursten Sheridan
Senior Environmental Scientist (Supervisor)

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

2. Well Drawdown Test

JIM'S PUMPS
P.O. Box 474
Upper Lake, CA 95485
Telephone 707-349-2277
Jose Fernandez Jr.
CA# 993066

WELL TEST REPORT

JOB Cristian Hernandez SIZE TURBINE 40hp
LOCATION 2000 Clover Valley Rd SETTING unknown
WELL DEPTH 160 Ft CASING SIZE 12in STATIC LEVEL 14½
DATE STARTED 7-7-2020 DATE COMPLETED 7-8-2020

DATE	TIME A.M.	TIME P.M.	OPERATOR	G.P.M.	DRAWDOWN	WATER COLOR
7-7-2020	8:30		Joe	140	14½ Ft	Clear
7-7-2020		8:30		140	25 Ft	
		8:36	Shut Down pump	0	25 Ft	
			start recovery	0	17	
7-7-2020		8:35		0	17 Ft	
7-8-2020		8:30		0	15 Ft	

COMMENTS: We Performed Well test and recovery test as to homeowners specifications

Jim's Pumps
P.O. Box 474
Upper Lake, CA 95485

Contractors Invoice

TO: Cristian Hernandez

WORK PERFORMED AT: 2000 Clover Valley Rd Upper Lake

DATE: 7-7-2020

YOUR WORK ORDER NO.: 707-312-2958

OUR BID NO.:

DESCRIPTION OF WORK PERFORMED

We Performed Well test and recovery test as to Homeowners specifications

Started pumping well at 8:30 Am on on 7-7-2020 Checked static Before start of test it was 14½ Ft. We returned at 8:30 pm on 7-7-2020 after 12hr of run time to check static it was 25 Ft. We Shut Down pump and stoped pumping well at 8:30pm on 7-7-2020. We noticed well recoved to 17 Ft within 5 min after stoped pumping We returned after 24hr of recovery time on 7-8-2020 at 8:30pm to check static level at that time static level was 15 Ft

total $1,000

paid ch# 163

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____ Dollars ($_____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____ (Month) _____ (Day) _____ (Year)

in accordance with our ☐ Agreement ☐ Proposal No. _____ Dated _____ (Month) _____ (Day) _____ (Year)

adams TC8122 11-12

3. Perkins Septic Tank Cleaning Will-Serve Letter

PERKINS SEPTIC TANK CLEANING

June 29, 2021

County of Lake

225 N Forbes

Lakeport, CA 95453

To Whom It May Concern;

R &C Vineyards LLC, at 2000 Clover Valley has been renting a portable toilet from us since 6/25/20. Our sanitation truck goes out there one time a week to dispose of the sewage. Any questions please call Craig Butcher at 707-263-6080.

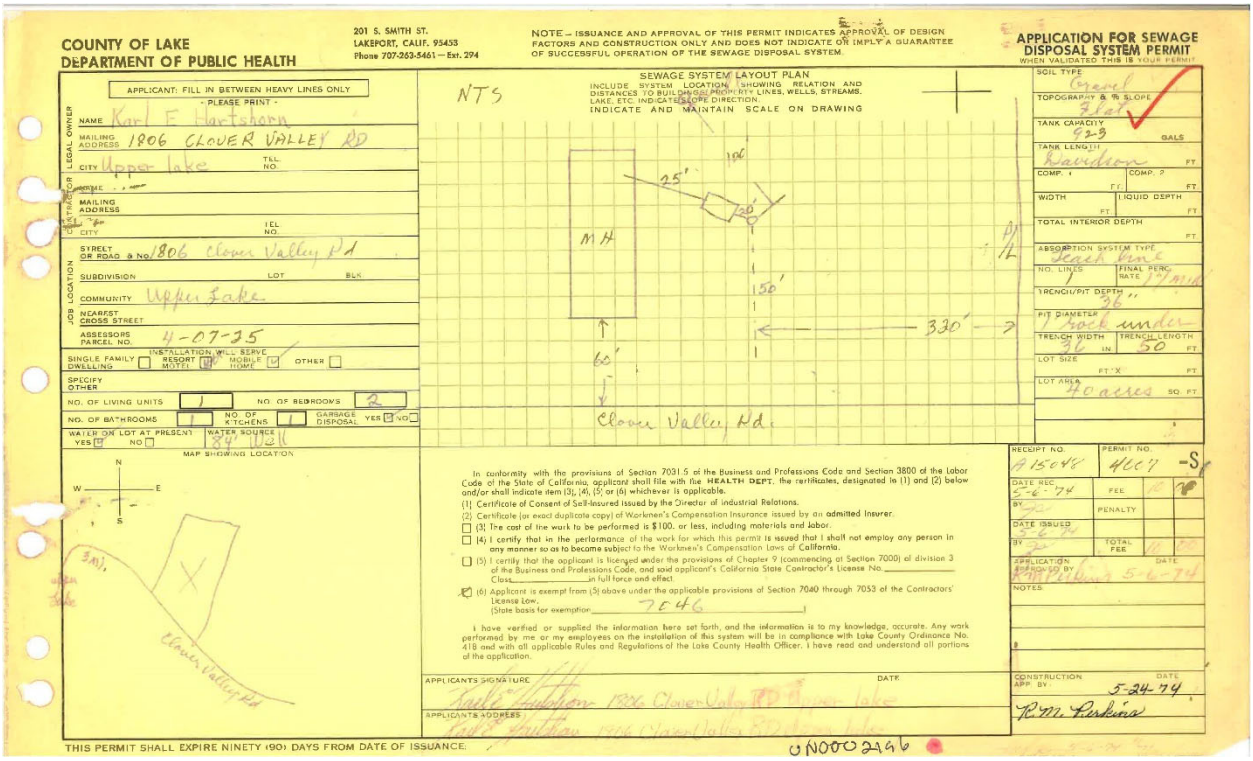
Sincerely,

Craig Butcher, Vice President

(707) 263-6168
lkptdisposal@mediacombb.net

P.O. Box 294
LAKEPORT, CA 95453

4. Lake County Septic Permit



COUNTY OF LAKE
DEPARTMENT OF PUBLIC HEALTH

201 S. SMITH ST.
LAKEPORT, CALIF. 95453
Phone 707-263-5461 — Ext. 294

NOTE – ISSUANCE AND APPROVAL OF THIS PERMIT INDICATES APPROVAL OF DESIGN FACTORS AND CONSTRUCTION ONLY AND DOES NOT INDICATE OR IMPLY A GUARANTEE OF SUCCESSFUL OPERATION OF THE SEWAGE DISPOSAL SYSTEM.

APPLICATION FOR SEWAGE DISPOSAL SYSTEM PERMIT
WHEN VALIDATED THIS IS YOUR PERMIT

APPLICANT: FILL IN BETWEEN HEAVY LINES ONLY
- PLEASE PRINT -

LEGAL OWNER
NAME Karl E Hartshorn
MAILING ADDRESS 1806 CLOVER VALLEY RD
CITY Upper Lake TEL. NO.

APPLICANT
NAME
MAILING ADDRESS
CITY TEL. NO.

JOB LOCATION
STREET OR ROAD & NO. 1806 Clover Valley Rd
SUBDIVISION LOT BLK
COMMUNITY Upper Lake
NEAREST CROSS STREET
ASSESSORS PARCEL NO. 4-07-15
INSTALLATION WILL SERVE
SINGLE FAMILY DWELLING ☐ RESORT ☐ MOTEL ☐ MOBILE HOME ☑ OTHER ☐
SPECIFY OTHER
NO. OF LIVING UNITS 1 NO. OF BEDROOMS 2
NO. OF BATHROOMS 1 NO. OF KITCHENS 1 GARBAGE DISPOSAL YES ☑ NO ☐
WATER ON LOT AT PRESENT YES ☑ NO ☐ WATER SOURCE 84' Well

MAP SHOWING LOCATION

SEWAGE SYSTEM LAYOUT PLAN
INCLUDE SYSTEM LOCATION SHOWING RELATION AND DISTANCES TO BUILDINGS, PROPERTY LINES, WELLS, STREAMS, LAKE, ETC. INDICATE SLOPE DIRECTION.
INDICATE AND MAINTAIN SCALE ON DRAWING

NTS

In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the HEALTH DEPT. the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable.

(1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations.
(2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted insurer.
☐ (3) The cost of the work to be performed is $100. or less, including materials and labor.
☐ (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.
☐ (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No. _____ Class _____ in full force and effect.
☑ (6) Applicant is exempt from (5) above under the applicable provisions of Section 7040 through 7053 of the Contractors' License Law. (State basis for exemption) 7046

I have verified or supplied the information here set forth, and the information is to my knowledge, accurate. Any work performed by me or my employees on the installation of this system will be in compliance with Lake County Ordinance No. 418 and with all applicable Rules and Regulations of the Lake County Health Officer. I have read and understand all portions of the application.

APPLICANTS SIGNATURE Karl Hartshorn DATE
APPLICANTS ADDRESS Karl Hartshorn 1806 Clover Valley RD Upper Lake

SOIL TYPE Gravel
TOPOGRAPHY & % SLOPE Flat
TANK CAPACITY 925 GALS
TANK LENGTH Davidson FT.
COMP. 1 FT. COMP. 2 FT.
WIDTH FT. LIQUID DEPTH FT.
TOTAL INTERIOR DEPTH FT.
ABSORPTION SYSTEM TYPE Leach Lines
NO. LINES 1 FINAL PERC. RATE 1"/MIN
TRENCH/PIT DEPTH 36"
PIT DIAMETER Leach under
TRENCH WIDTH 36 IN. TRENCH LENGTH 50 FT.
LOT SIZE FT. X FT.
LOT AREA 10 acres SQ. FT.

RECEIPT NO. A 15048 PERMIT NO. 4067 -S
DATE REC. 5-6-74 BY FEE PENALTY
DATE ISSUED 5-6-74 BY TOTAL FEE
APPLICATION APPROVED BY Ron Perkins DATE 5-6-74
NOTES

CONSTRUCTION APP. BY R.M. Perkins DATE 5-24-74

THIS PERMIT SHALL EXPIRE NINETY (90) DAYS FROM DATE OF ISSUANCE.

ON0002496

Attachment 1: Biological Resources Assessment

Biological Baseline and Impact Assessment Report

For The

Proposed *Cannabis* Cultivation Site

At

2000 Clover Valley Road, Upper Lake

Lake County A.P.N. 004-07-25

Prepared for:
Cristhian Hernandez
2000 Clover Valley Road
Upper Lake, CA

Prepared by:
Charles A. Patterson, Plant Ecologist
1806 Ivanhoe Avenue, Lafayette, CA 94549
ph: (925) 938 - 5263

May 31, 2020

Biological Baseline and Impact Assessment Report
For The
Two Acre Cultivation Site At 2000 Clover Valley Road

1.0 Background, Methods, and Qualifications

A two acre *'Cannabis'* cultivation site (ten greenhouses, each 30 by 150 feet) is proposed for a site located at 2000 Clover Valley Road in Upper Lake, Lake County (see Figures 1, 2, and 3). The site is situated in Clover Valley, a short distance north of Clear Lake. This relatively small valley is a fairly level ancient floodplain type of landform (deposited silt and sandy soils), sitting between the secondary ridges of greater Bartlett Mountain to the east, and 'Hogback Ridge' just to the west, and also including the ephemeral Clover Creek. The overall property on which the grow site occurs is approximately 41.5 acres, and currently includes about 31 acres in existing vineyard. The property has been variously farmed for decades, including prior vineyards and/or row crops through the 1990's. The current vineyard was planted/upgraded around 2009/10.

As per the pertinent state and county regulations and requirements for such cultivation sites, I have conducted a detailed site inspection, and submit this letter report as a summary of my findings. By way of background, I received BS (Renewable Natural Resources, 1972) and MS (Range Management and Wildland Ecology, 1974) degrees from the University of California at Davis, and have practiced as a professional botanist, ecologist, and wetland specialist for 45 years (39 years self-employed). For six years (1977-1982), I was Senior Botanist and Associate at Western Ecological Services Company (Novato, CA). I have completed or materially participated/contributed to over 600 environmental projects and reports, from small (to large) private and commercial housing developments, culvert authorizations, wetland delineations, and rare plant surveys, to mapping the vegetation of the Desolation and Mokelumne Wilderness Areas, conducting rare plant surveys of the 20,000 acre Marin Municipal Water District lands and the 19,000 acre 'Flying 'M' Ranch (vernal pools) in Merced County, plus innumerable surveys of pipeline and power line routes, proposed new vineyards, and other raw land proposed to be developed. I have worked extensively in Sonoma County, having designed, built, and monitored nine wetland mitigation banks, in addition to having conducted hundreds of rare plant and wetland delineation surveys. I have discovered numerous new locations for state and federally listed plant species on the Santa Rosa Plain (as well as the rest of the North Coast Range counties), and was a congressional appointee as an independent wetland and vernal pool expert to the Sonoma County Vernal Pool Task Force (1989-94).

For this project, I visited the site on April 15, 2020, and walked the entire overall property (see Figure 4), as well as the site itself, documenting onsite conditions, and looking for any natural biotic features, habitats, or native species of potential biological importance or regulatory significance. I specifically sought evidence of any areas that might qualify as potentially jurisdictional "Wetlands" (dominated by vegetation) and/or "Other Waters of the U.S." ('wet' but largely unvegetated). I applied the Army Corps' standard (1987) wetland delineation procedures (as amended by the "Arid West" update in 2012), examining the three pertinent parameters: soil, vegetation, and hydrology at numerous points in the study area. All plants encountered were identified to at least the level necessary to ascertain rarity or commonness, as well as their 'wetland status' according to the National Wetland Inventory (NWI, 2016). Plant taxonomy used here in the text follows Munz and Keck, 1968, but has been translated into the newer names (Jepson, 2012; NWI, 2016) for analysis of possible hydrophytic (i.e., "wetland") and/or sensitive species.

"Other Waters" are generally characterized by a scoured channel (with little or no vegetation) that exhibits an 'ordinary-high-water' line (OHW). The OHW elevation for a given stream corresponds to a relative height above the bottom (bed) of a channel where annual/routine/regular high flows reach their 'normal' upward extent and scour the banks, stripping away soil, exposing roots, and leaving (an often visually distinct) line of deposited debris (sticks, leaves, and such). Both 'wetlands' and 'other waters' are typically subject to the jurisdiction of (and are potentially regulated by) the federal U.S. Army Corps of Engineers, as well as the state of California, through the Department of Fish and Wildlife and the Regional Water Quality Control Board.

I sought any unusual or otherwise noteworthy local habitats (e.g., wetlands, serpentine, rock outcrops, riparian, clay flats, barrens) that might be either botanically sensitive (e.g., exemplary/'heritage' individual trees, unique plant communities) or potentially suitable for regionally known sensitive species. The survey date was relatively optimum for catching the primary spring blooming period.

I reviewed the relevant data bases of the California Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS), U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW) for potential rare species known or expected in the region, and reviewed the morphology and habitat preferences of any rare plants known from valley grassland, savanna, and seasonal wetland habitats. Appendix A is a master list of rare plants known or expected in the region (and used as a 'search' list), and Appendix B is a list of the most likely sensitive wildlife known or expected in the region. These tables also have a brief assessment of the potential for each species to actually occur at the site. While there are numerous rare plants known from the region's serpentine, herbaceous wetland, and chaparral habitats, there are no realistically potentially suitable habitats present here that would be at all likely to support any of the region's known rare plants.

I have also reviewed the applicant's project plans and other pertinent topographic and soils maps, as well as several historic air photos. This letter report summarizes my findings for the site, discusses the potential for significant impacts to local biotic resources from the project, and recommends suitable mitigation measures for any unavoidable, potentially significant adverse impacts to the local flora, fauna, sensitive biotic elements, water quality, and/or habitat integrity.

2.0 Existing Conditions and Potential Impacts

Terrain, Soils, and Hydrology

As described above, the site occurs in the middle of a broad, nearly level valley bottom plain. Clover Creek runs north along the property's eastern edge, flowing only during winter. While there was undoubtedly a dense riparian woodland along this stream corridor under ancient times, only a very few scattered willows and cottonwoods have managed to remain (or regrow) in small isolated pockets. As Figure 2 shows, this property seems to occur near the upper limits of naturally occurring riparian woodland, with essentially no such growth upstream; this entire upper reach in the valley is apparently too dry and/or well drained to support phreatophytes such as willows and cottonwoods.

Local soil is typical of the region's valley floor landforms, and generally consists of well drained alluvial deposits (silt, sand, gravel) on the greater floodplains associated with the larger streams. On this property, the soils include "Still loam, stratified substratum" closest to Clover Creek, and "Still gravely loam" slightly farther away, including right at the cultivation site. Both of these local soils are deep, well drained alluvial

deposits; such soils are not typically associated with "wetlands" as the porosity is too great, although such fine sandy soils may support extensive riparian vegetation if water is available (either as seasonally perched groundwater or through close proximity to a stream). Historic air photos show that the site and property in general have been under farming practices for at least 50 years, if not much longer, and virtually all pre-existing woody vegetation had been cleared by the middle of last century (except for a small pocket along the creek). Farming here has included periodic disking, leveling, and general cultivation, predominantly grapevines for the last 30 years or more. The topographic gradient in this area is only about one percent, toward the northeast. There are no physical features or landform areas (depressions, swales) on the property that foster wetland formation, and in general, this landform and soil combination does not typically support such wet habitats except right along the creeks.

Local hydrology is relatively simple, consisting of broad areawide sheet flow onto (and into) the depositional floodplain terrace soils, plus the nearby creek's seasonal flows and its associated seasonally perched water table, which likely does not reach the cultivation site with any significant influence. Because of the broad valley's deep well drained soils, virtually all runoff generated from the surrounding hills (primarily to the west) generally runs onto the broad valley plain and effectively percolates into the ground. While there may have been (under ancient times, prior to man's road building, farming, water diversions, etc.) scattered micro-channels and/or flash flood routes (scars) across the local valley plain, there are no discernible watercourses, channels, ditches, or any other drainage courses in the vicinity (within at least several hundred feet) of the cultivation site. Historic air photos show a lack of such features going back at least 45 years.

General Habitats and Vegetation

The cultivation site occurs on a nearly level plain, in the middle of an existing vineyard. As such, the site has no native habitats or vegetation, and is typical of regional vineyards, with tended rows of vines interspersed with weedy annual grassland ground cover that is routinely mowed and/or occasionally lightly disked. Between rows, the dominant grassland species are common non-native grasses (*Bromus mollis, B. rigdus, Avena, Vulpia, Anthoxanthum, Poa annua*), naturalized forages (*Vicia, Trifolium, Medicago*), and regionally typical introduced weeds (*Erodium, Geranium, Plantago lanceolate, Anagallis, Calendula*). No native species at all were observed in or immediately surrounding the site. Pre-historically, this valley plain likely had open oak savannah, summer dry grassland, and floodplain scrub, all of which is completely gone from the site and its surroundings.

The property is bounded to the west by Clover Valley Road (see Figure 2), with open fields, agriculture and a few widely spaced homes (with gardens, driveways, work areas, outbuildings, etc.) to the north and south. The east edge of the property includes approximately 1200 feet of frontage along on Clover Creek, a U.S.G.S. "blue-line" stream. This designation (indicating both perennial streams – solid blue line – and ephemeral drainages – dashed) is used throughout state and federal regulations and guidelines, generally to indicate a waterway is 'jurisdictional' (i.e., subject to regulation by state or federal agencies). The cultivation site is approximately 550 feet to the west of this (mostly) seasonal stream.

Also on the property, between the cultivation site and Clover Creek, is a small (100 by 200 feet, or 0.25 acre) man-made, seasonal pond. This is simply a rectangular hole excavated into the local ground that collects and holds water for extended periods during winter and spring. It is not filled from a well, but is apparently either spring fed from beneath, and/or receives input from the nearby creek via lateral subsurface (groundwater) migration. It then dries out completely and is dry for roughly half the year. While at times this pond supports minor semi-hydrophytic vegetation (two oaks, one cottonwood, weedy herbs), it has been routinely maintained over the years (often having the vegetation cleared for better local operation), and is not

a natural 'wetland'. It was constructed in otherwise dry ground, and is operated and maintained as a vineyard facility, being used almost exclusively for frost protection.

The cultivation site is more than 400 feet from the county road, and has 200 feet of existing vineyard in all directions. The nearest blue-line stream is Clover Creek, 550 feet away, and the man-made seasonal pond is 200 feet away. At the closest, the grow site is 260 feet from the property line (to the southeast), and 300 feet from the nearest neighbor's house (to the southwest). The bulk of the property is fenced to exclude deer from the existing vineyards, and the cultivation site is within this.

Access to the cultivation site is already present in the form of an improved gravel farm road that connects this portion of the vineyard to the main Clover Valley Road. This gravel road will be upgraded minimally, but appropriately as per current standards and requirements (i.e., for emergency ingress and egress). No significant biological features or vegetation would be affected by this portion of the project.

Wetlands and Other Waters of the U.S.

The property in general, and the cultivation site in particular, contain no "wetlands" or "other waters" of the U.S. The soil is so porous (silt and sand) as to exhibit no "hydric soil" attributes (i.e., plain brown color – 10YR3/3 - no redox, no mottling) and no active surface hydrological indicators (i.e., no dried algae, no encrusted sediment, no leaf or stem stains, etc.). Nowhere on the property, aside from the actual Clover Creek channel and the man-made pond, was any 'hydrophytic' (wetland) vegetation observed. These two small areas represent minor resource features, and both are well removed from the cultivation site.

Based on the detailed onsite observations and the complete lack of qualifying evidence, the study area – the cultivation site and its immediate environs - contains no habitats, features, or other conditions that qualify as "wetlands" or "other waters" subject to Army Corps jurisdiction. No involvement is necessary here from the Corps regarding these potential issues.

Wildlife Issues and Concerns

Because of the study area's long history of farming, vineyard operation, and generally developed character, there is likely only very limited use of the cultivation site by wildlife, either common or uncommon. The site contains no natural or otherwise valuable habitats for wildlife, although numerous common birds and small animals (lizards, mice, snakes, etc.) may well move and forage through the vineyards on occasion. Virtually all large animals have been excluded from this area for many years, as the 31 acres of vineyard are peripherally fenced. Aside from an occasional fly-over (migrating, foraging) by various raptors (hawks, eagles, owls), bats, and/or other protected birds (migratory waterfowl, etc.), there would be no use of this site or immediately surrounding area by any regionally known sensitive wildlife species. For any such species that might occur in the region, abundant natural (and less intensively farmed) habitats occur in most directions, and there are no particular resources here that would attract such species. Even the Clover Creek corridor nearby lacks enough woody riparian cover or habitats to be a significant resource for sensitive or otherwise riparian dependent species.

Based on the site being completely developed, fenced, and lacking any attractive habitats, there should be no significant impacts to common or sensitive wildlife, particularly when all the various restrictions and BMPs are incorporated.

Sensitive Species

There is no particularly suitable habitat (e.g., serpentine, rockland, vernal pools, clay flats, marshes) at or anywhere near the site for most of the regionally known listed plants, and neither the California Natural Diversity Data Base nor the California Native Plant Society show any historic records of any such species at or near this site. Based on the extreme disturbance and complete conversion of pre-existing conditions on the property (and nearby as well), there are no remaining natural habitats or other conditions here that are suitable for any of the region's known rare or endangered plants. Such species are typically found in specialized natural habitats (e.g., wetlands, serpentine, clay, riparian shorelines), and no such conditions occur anywhere near the cultivation site. The survey date was relatively optimum for identifying plant taxa, and the site survey here found only common plant species and habitats throughout.

None of the plants listed in Appendix A would be expected to grow at the cultivation site or on the property overall, and no such species were seen during the detailed survey. Literally all of the regionally known rare plants can be dismissed outright here for simple lack of anything remotely close to potentially suitable habitat.

Because the site is part of an extensive existing (fully fenced and maintained) vineyard, there are no habitat conditions or resources here that would be deemed critical, or even minimally important, for any rare, endangered, or otherwise sensitive wildlife. No significant wildlife were observed onsite during the site examination.

A number of different raptors, bats, and other protected birds (e.g., selected waterfowl, tri-colored blackbirds, etc.) could move through this area periodically, and could potentially forage or rest nearby temporarily, but there are no critically significant (or even highly productive) habitats or other resources that would be of high value for such species, or which would draw any particular sensitive species to this site. The primary concern here would not necessarily be for direct habitat loss (or even degradation), but for temporary disruptions by construction during the nesting season. No nesting habitat would be lost or adversely affected, however, and aside from the three trees at the small pond (which will not be affected and are over 200 feet away), other potential nesting vegetation is more than 600 feet away, rendering that largely irrelevant.

Bats may utilize older buildings in the general area (and could occasionally forage onsite), but there not many (any?) such buildings at or near the site, and any bats in the area would certainly use vast areas of the surrounding landscape. Locally there appear to be no cliffs, caves, bridges, or significant old abandoned buildings that could serve as bat habitats, and certainly not directly within or abutting the study area.

Areas of Special Biological Significance

While selected (i.e., wooded) downstream reaches of the Clover Creek riparian corridor likely constitute areas of special biological significance, such conditions do not extend upstream to the point of this site, and no other onsite or nearby conditions warrant such as designation. Clover Creek is a designated 'blue-line' stream in this onsite reach, but is highly ephemeral and sits over 500 feet from the cultivation site. There would be no impact to this watercourse or its relatively limited resources from the proposed cultivation project. All onsite operations will be relatively self-contained, with no significant export of noxious waste or water, and all operations will be completed as per state and/or county guidelines (to minimize potential impacts).

3.0 Summary of Impacts and Recommendations

As described above, the proposed two acre cultivation project would have minimal impacts on natural vegetation, habitats, and/or wildlife resources. The site is already fully developed as vineyard, and the specific two acre plot is at least 200 feet from anything but more grapevines. There are no wetlands, native species, or any other biological elements or specimens that would be adversely affected by this project, and aside from standard BMPs and adherence to the established guidelines, no other specific mitigation measures are recommended.

No formal engagement should be needed with either the Army Corps or the state agencies regarding wetlands, riparian habitats, or sensitive species. No additional biological studies should be needed.

Figure 1. Local Setting On Air Photo		
Proposed *Cannabis* Cultivation Site		
NORTH ⇧	**Source/Prepared by:** C. Patterson; April, 2020	**Applicant:** Cristhian Hernandez 2000 Clover Valley Road, Upper Lake, CA
	Basemap: Google Earth Air Photo **No Scale**	Lake County **A.P.N.** 004-07-25 Approx. 2 acres
Biological Assessment Report		

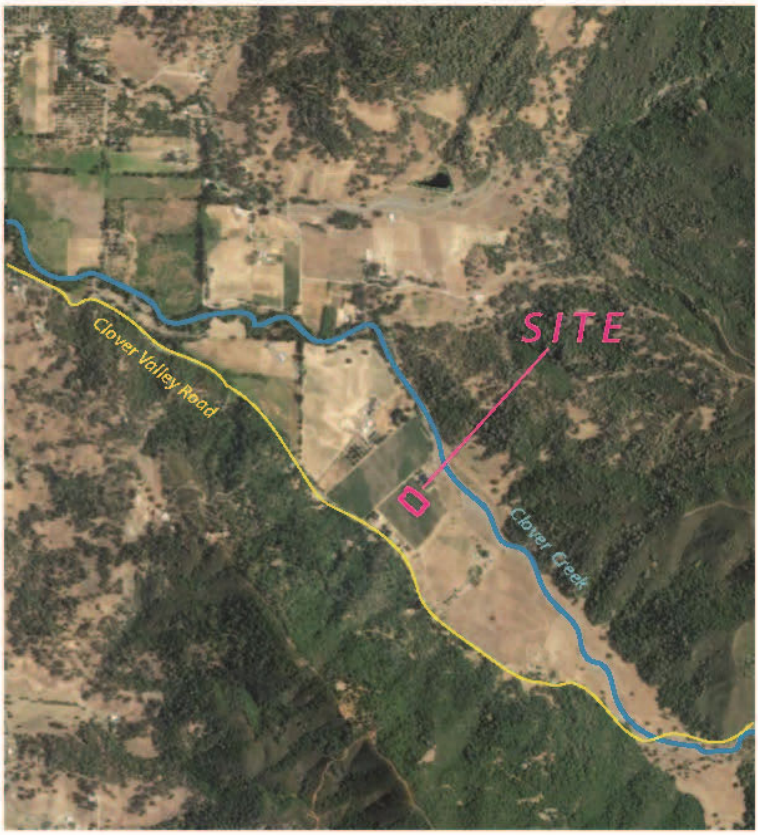


Figure 2. Local Setting On Air Photo		
Proposed *Cannabis* Cultivation Site		
NORTH ⇧	**Source/Prepared by:** C. Patterson; April, 2020	**Applicant:** Cristhian Hernandez 2000 Clover Valley Road, Upper Lake, CA
	Basemap: 2018 Google Earth Air Photo **No Scale**	Approx. 2 acres
Biological Assessment Report		

Lake County
A.P.N. 004-07-25

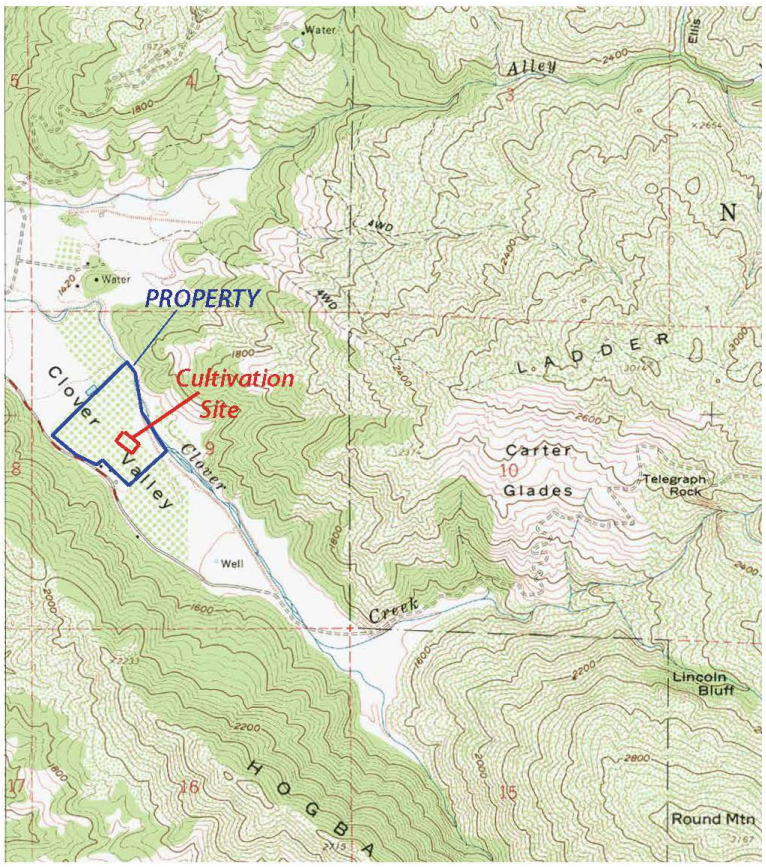


Figure 3. Site On USGS Quad

Proposed *Cannabis* Cultivation Site

NORTH ⇧	**Source/Prepared by:** C. Patterson; April, 2020	**Applicant:** Cristhian Hernandez 2000 Clover Valley Road, Upper Lake, CA	Lake County A.P.N. 004-07-25
	Basemap: USGS 7.5′ topographic map, Bartlett Mt. quad. **No Scale**		Approx. 2 acres

Biological Assessment Report

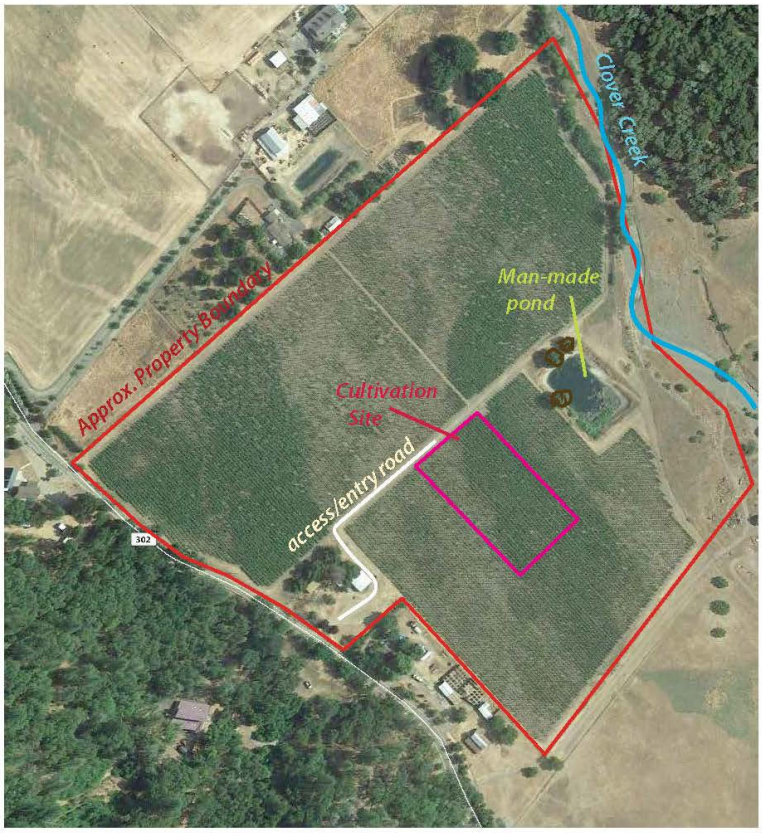


Figure 4. Property and Site Detail

Proposed *Cannabis* Cultivation Site

NORTH ⇧	Source/Prepared by: C. Patterson; April, 2020	Applicant: Cristhian Hernandez, 2000 Clover Valley Road, Upper Lake, CA	Lake County A.P.N. 004-07-25
	Basemap: USGS 7.5' topographic map, Bartlett Mt. quad. No Scale		Approx. 2 acres

Biological Assessment Report

APPENDIX A

Sensitive Plant Species
Potentially in Lake County

APPENDIX A. Rare plants potentially in Lake County

PLANT TAXON	COMMON NAME	CNPS LIST	FWS	CDFW	HABITAT	Likely In Study Area ?
SPECIES OF PRIMARY CONCERN:						
Plagiobothrys lithocaryus	Mayacamas popcornflower	1A			woodland, mesic grassland, chaparral?	No; presumed extinct; no suitable habitat; none seen
Alopecurus aequalis var. sonomensis	Sonoma alopecurus	1B	E		low wet places, marsh, riparian scrub	No; no suitable habitat; none seen
Antirrhinum subcordatum	dimorphic snapdragon	1B	C3c		chaparral, lower conifer forest; serpentine	No; no suitable habitat; none seen
Arctostaphylos canescens ssp. sonomensis	Sonoma manzanita	1B			chaparral	No; no suitable habitat; none seen
Astragalus rattani var. jepsonianus	Jepson's milkvetch	1B			foothill woodland, serpentine	No; no suitable habitat; none seen
Brodiaea coronaria ssp. rosea	Indian Valley brodiaea	1B	C2	E	closed cone forest, chaparral, grass.; serpentine	No; no suitable habitat; none seen
Ceanothus confusus	Rincon Ridge ceanothus	1B	SC		foothill woodland, chaparral	No; no suitable habitat; none seen
Ceanothus divergens	Calistoga ceanothus	1B	SC		chaparral, woodland; serpentine	No; no suitable habitat; none seen
Chlorogalum pomeridianum var. minus	dwarf soaproot	1B			chaparral; serpentine	No; poor habitat onsite; none seen
Cryptantha clevelandii var. dissita	serpentine cryptantha	1B			chaparral; serpentine	No; no suitable habitat
Epilobium nivium	Snow Mt. willow herb	1B	C3c		chaparral, conifer forest; rocky	No; no suitable habitat
Eriastrum brandegeae	Brandegee's eriastrum	1B	C2		chaparral, woodland; volcanic	No; no suitable habitat
Erigeron angustatus	narrow-leaved daisy	1B			chaparral; serpentine	No; no suitable habitat
Eriogonum nervulosum	Snow Mtn. buckwheat	1B	C2		chaparral, barrens, rocks; serpentine	No; no suitable habitat
Fritillaria pluriflora	adobe lily	1B	SC		heavy clay soils, valley grassland, foothill woodland	No; poor habitat onsite; none seen
Gratiola heterosepala	Bogg's Lake hedge-hyssop	1B		E	vernal pools, shallow marshy ground	No; no suitable habitat
Hesperolinon adenophyllum	glandular dwarf flax	1B	C2		chaparral, rockland, serpentine	No; no suitable habitat
Hesperolinon bicarpellatum	two carpellate western flax	1B	SC		chaparral, rockland, serpentine	No; no suitable habitat

APPENDIX A. Rare plants potentially in Lake County

Hesperolinon didymocarpum	Lake Co. dwarf flax	1B	C1	E	serpentine; rockland, scree, soil	No; no suitable habitat
Hesperolinon drymarioides	drymaria-like western flax	1B	C2		chaparral, woodland, grass-land; serpentine	No; no suitable habitat
Hesperolinon serpentinum	Napa western flax	1B			chaparral; serpentine	No; no suitable habitat
Horkelia bolanderi	Bolander's horkelia	1B	C2		mesic meadow edges, edge of forest	No; no good habitat; none seen
Lasthenia burkei	Burke's goldfields	1B	E	E	vernal pools, wet swales	No; no suitable habitat
Layia septentrionalis	Colusa layia	1B			woodland, grassland; sandy, serpentine	No; no good habitat; none seen
Legenere limosa	legenere	1B	SC		vernal pools; valley grassland	No; no suitable habitat
Lupinus antoninus	Anthony Peak lupine	1B	C2		conifer forest	No; no good habitat; none seen
Lupinus sericatus	Cobb Mt. lupine	1B	C3c		chaparral, woodland, forest	No; no good habitat; none seen
Madia hallii	Hall's madia	1B	C2		chaparral, serpentine	No; no suitable habitat
Mimulus pictus	calico monkeyflower	1B	C3c		dry foothill & cismontane woodland	No; no suitable habitat
Monardella villosa ssp. globosa	robust monardella	1B			foothill woodland, clearings in chaparral	No; no suitable habitat; none seen
Navarretia leucocephala ssp. bakeri	Baker's navarretia	1B			vernal pools, wet swales, mesic grassland?	No; no suitable habitat
Navarretia leucocephala ssp. pauciflora	few-flowered navarretia	1B	C1	T	vernal pools; volcanic ash-flow	No; no suitable habitat
Navarretia leucocephala ssp. plieantha	many- flowered navarretia	1B	E	E	edges of vernal pools, meadows	No; no suitable habitat
Navarretia myersii	pincushion navarretia	1B			vernal pools	No; no suitable habitat
Parvisedum leiocarpum	Lake County stonecrop	1B	C1	E	grass., woodland; shallow seas. pools on rocks	No; poor habitat onsite; none seen
Penstemon newberryi var. sonomensis	Sonoma beard tongue	1B			rocky chaparral	No; no suitable habitat
Sidalcea oregana ssp. hydrophila	marsh checkerbloom	1B			meadows, mesic riparian	No; no suitable habitat; none seen
Streptanthus brachiatus ssp. brachiatus	Socrates Mine jewelflower	1B	C1		serpentine	No; no suitable habitat
Streptanthus brachiatus ssp. hoffmanii	Freed's jewelflower	1B	C1		serpentine	No; no suitable habitat

APPENDIX A. Rare plants potentially in Lake County

Streptanthus morrisonii ssp. elatus	Three Peak's jewelflower	1B	C1		chaparral, barrens; serpentine	No; no suitable habitat
Streptanthus morrisonii ssp. kruckebergii	Kruckeberg's jewelflower	1B	C2		chaparral, barrens; serpentine	No; no suitable habitat
Tracyina rostrata	beaked tracyina	1B	C3c		woodland, grassland	No; no good habitat; none seen
SPECIES OF SECONDARY CONCERN:						
Arctostaphylos stanfordiana ssp. raichei	Hopland manzanita	3			chaparral	No; no suitable habitat; none seen
Equisetum palustre	marsh horsetail	3			freshwater marsh	No; no suitable habitat
Eriogonum luteolum var. caninum	Tiburon buckwheat	3	C3c		dry rocky slopes; shale and serpentine	No; no suitable habitat
Limnanthes floccosa var. floccosa	woolly meadowfoam	3			vernal pools, meadows; cismontane woodland	No; no good habitat; none seen
Mimulus brachiatus	serpentine monkeyflower	3			chaparral; serpentine	No; no suitable habitat
Pogogyne douglasii ssp. parviflora	Douglas' pogogyne	3			vernal pools, low seas. wet places	No; no suitable habitat; none seen
Allium fimbriatum var. purdyi	Purdy's onion	4			chaparral, woodland; serpentine	No; no suitable habitat
Amsinckia lunaris	bent- flowered fiddleneck	4			valley and foothill grassland	No; no good habitat; none seen
Antirrhinum virga	tall snapdragon	4			chaparral	No; no suitable habitat
Arabis oregana	Oregon rock cress	4	C3c		chaparral, lower conifer forest; serpentine	No; no suitable habitat
Asclepias solanoana	serpentine milkweed	4			serpentine rockland, chaparral	No; no suitable habitat
Astragalus breweri	Brewer's milkvetch	4			chaparral, woodland, grassland	No; no good habitat; none seen
Astragalus clevelandii	Cleveland's milk-vetch	4			serpentine seeps, chaparral	No; no suitable habitat
Astragalus rattanii var. rattanii	Rattan's milkvetch	4			woodland	No; no suitable habitat
Calamagrostis ophitidis	serpentine reed grass	4			serpentine soils and outcrops	No; no suitable habitat
Calyptridium quadripetalum	four-petaled pussy-paws	4			chaparral; sand/gravel, serpentine	No; no good habitat; none seen
Calystegia collina ssp. oxyphylla	Mt. St. Helena morning-glory	4	C2		chaparral, serpentine	No; no suitable habitat; none seen
Cordylanthus tenuis ssp. brunneus	serpentine bird's-beak	4			chaparral, woodland, rocks; serpentine	No; no suitable habitat; none seen
Cryptantha excavata	deep-scarred cryptantha	4			sandy/gravelly woodland	No; no suitable habitat

APPENDIX A. Rare plants potentially in Lake County

Cryptantha excavata	deep-scarred cryptantha	4			woodland; sandy or gravelly	No; no suitable habitat
Delphinium uliginosum	swamp larkspur	4			serpentine seeps and meadows	No; no suitable habitat; none seen
Eriogonum tripodum	tripod buckwheat	4			chaparral, woodland; often serpentine	No; no suitable habitat
Erythronium helenae	St. Helena fawn lily	4			chaparral, woodland, grass.; volc or serpentine	No; no suitable habitat; none seen
Fritillaria purdyi	Purdy's fritillary	4			rocky places, serpentine, grass., chap.	No; no suitable habitat; none seen
Hackelia amethystina	amethyst sticky-seed	4			meadows in coniferous forest	No; no suitable habitat
Helianthus exilis	serpentine subflower	4			serpentine	No; no suitable habitat; none seen
Hemizonia congesta ssp. calyculata	Mendocino tarplant	4			woodland, grassland	No; no good habitat; none seen
Lilium rubescens	redwood lily	4			mixed evergreen forest, chaparral	No; no suitable habitat; none seen
Linanthus acicularis	bristly linanthus	4			chaparral, woodland, prairie	No; no good habitat; none seen
Linanthus ambiguus	serpentine linanthus	4			woodland, coastal scrub; serpentine	No; no suitable habitat
Linanthus grandiflorus	large-flowered linanthus	4			sandy grassland, scrub, prairie	No; no good habitat; none seen
Linanthus rattanii	Rattan's linanthus	4			woodland, lower conifer forest	No; no suitable habitat; none seen
Lomatium ciliolatum var. hooveri	Hoover's lomatium	4			serpentine woodland, chaparral	No; no suitable habitat; none seen
Lomatium repostum	Napa lomatium	4			shaded woods, chaparral	No; poor habitat onsite; none seen
Malacothamnus helleri	Heller's bush mallow	4			chaparral; sandstone	No; no suitable habitat; none seen
Micropus amphibolus	Mt. Diablo cottonweed	4			foothill woodland, upland forest, rocky grassland	No; no suitable habitat; none seen
Mimulus glaucescens	slender-stalked monkeyflower	4			seeps in woodland, grass.; serpentine	No; no suitable habitat
Mimulus nudatus	bare monkeyflower	4			seeps in chaparral, grass.; serpentine	No; no suitable habitat; none seen

APPENDIX A. Rare plants potentially in Lake County

Monardella viridis ssp. viridis	green monardella	4			chaparral, woodland, upland forest	No; no suitable habitat; none seen
Navarretia heterandera	Tehama navarretia	4			vernal pools, mesic grassland	No; no suitable habitat
Navarretia jepsonii	Jepson's navarretia	4			serpentine rockland, meadow	No; no suitable habitat; none seen
Navarretia subuligera	awl-leaved navarretia	4			woodland, lower conifer forest	No; no suitable habitat; none seen
Orobanche valida ssp. howellii	Howell's broomrape	4			chaparral; serpentine	No; no suitable habitat
Penstemon purpusii	Snow mt. beardtongue	4			conifer forest; rocky serpentine	No; no suitable habitat
Pityopus californicus	California pinefoot	4	C3c		deep shade, mixed evergreen forest	No; no suitable habitat
Pleuropogon davyi	Davy's semaphore grass	4			moist meadow, vernal pools	No; no suitable habitat; none seen
Quercus engelmannii	Engelmann oak	4			woodland	No; no good habitat; none present in area
Raillardiopsis scabrida	scabrid raillardella	4	C3c		conifer forest; metamorphic	No; no suitable habitat
Ranunculus lobbii	Lobb's aquatic buttercup	4			shallow vernal ponds & pools	No; no suitable habitat
Rhynchospora globularis var. globularis	round headed beaked rush	4			bogs, freshwater marsh	No; no suitable habitat
Senecio clevelandii var. clevelandii	Cleveland's ragwort	4			serpentine seeps, chaparral	No; no suitable habitat
Thelypodium brachycarpum	short-podded thelypodium	4	C3c		chaparral, meadows; serp., adobe, alkaline	No; no suitable habitat
OTHER SPECIES OF POSSIBLE CONCERN:						
Cuscuta howelliana	Bogg's Lake dodder				vernal pools	No longer listed; no suitable habitat; none seen
Quercus lobata	valley oak				foot. & valley woodland, riparian	No longer listedt; none onsite
Trifolium grayi	Gray's clover				meadows, mesic grassland	No longer listed; no suitable habitat; none seen

APPENDIX B. Sensitive wildlife potentially in the Upper Lake area.

Animal Species	Status *	Habitat	Likely to occur onsite ?
MAMMALS			(Upper Lakel)
Pallid bat *Antrozous pallida*	--/CSC	Roosts in cracks in cliffs, rock outcrops, old buildings, under bridges	Could forage onsite or nearby, but no roosting habitat to be disturbed
Townsend's big-eared bat *Corynorhinus townsendii*	--/CSC	Roosts in old buildings, caves	Could forage onsite or nearby, but no roosting habitat to be disturbed
Western red bat *Lasiurus blossevillii*	--/CSC	Roosts in trees of forest, woodland	Not likely; no roosting habitat to be disturbed
American badger *Taxidea taxus*	--/CSC	Open habitats with friable soils	Could potentially forage nearby, but no burrows seen; site fenced and cultivated
BIRDS			
White-tailed kite *Elanus leucurus*	--/CFP	Forages in grasslands, meadows; nests in solitary trees	Could forage onsite/nearby occasionally; no sig. nesting or foraging habitat to be disturbed; none
Northern harrier (marsh hawk) *Circus cyaneus*	--/CSC	Forages and nests in grasslands, meadows, marshes	Could forage onsite/nearby occasionally; no sig. nesting or foraging habitat to be disturbed; none seen
Vaux's swift *Chaetura vauxi*	--/CSC	Nests in large hollow trees; forages primarily in riparian	Could possibly fly through occasionally, but no nesting habitat to be disturbed
Purple martin *Progne subis*	--/CSC	Woodlands; nests in snags	Could forage onsite occasionally, but no nesting or significant foraging habitat to be lost
Yellow warbler *Dendroica petechia*	--/CSC	Riparian woodlands, thickets	Could forage nearby occasionally; no nesting habitat to be disturbed; better habitat elsewhere; none seen
Loggerhead shrike *Lanius ludovicianus*	--/CSC	Dense brush or trees; forages in scrub, grasslands	Could forage onsite or nearby occasionally; no significant habitat to be lost; none seen
Yellow-breasted chat *Icteria virens*	--/CSC	Riparian woodlands, thickets	Could forage onsite/nearby occasionally; no nesting habitat to be disturbed; better habitat elsewhere
Tricolored blackbird *Agelaius tricolor*	--/CSC	Nests in dense vegetation near open water; forages in grasslands, ag land	Could fly through area occasionally; no nesting habitat onsite or nearby; none seen
Short-eared owl *Asio flammeus*	--/CSC	Open treeless habitats; nests in dense vegetation	Could conceivably forage onsite in winter, but does not breed in this region; poor habitat quality

APPENDIX B. Sensitive wildlife potentially in the Upper Lake area.

Western burrowing owl *Athene cunicularia hypugea*	--/CSC	Nests in ground burrows of other animals; grasslands	Could forage nearby on occasion, but doesn't breed in this region; no owls or suitable burrows seen
AMPHIBIANS			
California tiger salamander *Ambystoma*	FE/CT	Breeds in vernal pools and other ponds	No; not known in this region; no suitable habitat
California red-legged frog *Rana draytonii*	FT/CSC	Pools in streams, ponds, marshes	No; no suitable habitat to be lost; well out of designated core & recovery areas; local stream and pond habitats to be protected
Foothill yellow-legged frog *Rana boylii*	--/CSC	Rocky banks of clean creeks; breeds in backwaters, pools	No; no suitable habitat to be affected; likely out of range
REPTILES			
Pacific pond turtle *Actinemys marmorata*	--/CSC	Ponds, perennial creeks; nests and forages in adjacent grasslands	Possible along Clover Creek downstream, but no aquatic habitats to be disturbed; none seen
Coast horned lizard *Phrynosoma coronatum frontale*	--/CSC	Open sunny habitats; feeds on ants	No; no good (open, 'barren') habitats onsite or to be affected; not known in area?
FISH			
Coho salmon (central CA pop.) *Oncorhynchus kisutch*	FE/CE	Low gradient perennial streams of the central California coast	No; no suitable habitat to be affected; likely well out of range
Steelhead trout (central CA coast) *Oncorhynchus mykiss*	FT	Low gradient perennial streams of the central California coast	No; no suitable habitat to be affected; likely well out of range
INVERTEBRATES			
Pacific freshwater shrimp *Syncaris pacifica*	FE/	Low gradient perennial streams of Marin, Napa, & Sonoma Counties	May occur well downstream on Clover Creek, but none nearby; all nearby stream habitat to be avoided and protected

* FE = federally listed as 'Endangered'
* CT = State listed as 'Threatened'
* CFP = State listed as 'Fully Protected'
* CSC = State species of 'Special Concern'

Attachment 2. Archaeological Survey Report

ARCHAEOLOGICAL SURVEY REPORT

2000 CLOVER VALLEY LAKE COUNTY
UPPER LAKE, LAKE COUNTY, CALIFORNIA

APN 004-07-25

Prepared for:

Law Offices of E. D. Lerman, Esq.
280 North Oak Street
Ukiah, CA 95482

Prepared by:

Alex DeGeorgey, M.A., RPA
Dean Martorana, M.A., RPA
Alta Archaeological Consulting
15 Third Street
Santa Rosa, CA 95401

Job Number: ALTA2020-26

Key Words: USGS 7.5' Bartlett Mountain Quadrangle; 6.14-acre Survey Area; Township 15 North, Range 9 West, Section 9 of Mount Diablo Base and Meridian; Negative Findings.

June 2020

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I. SUMMARY OF FINDINGS

The following Archaeological Survey Report (ASR) documents the adequacy of identification efforts and presents the results of investigations within the Study Area boundaries. The study was designed to identify any archaeological, historical, or cultural resources located within the Area of Potential Effect(s) (APE). Fieldwork was conducted on May 7, 2020 by Alex DeGeorgey. The survey entailed a cultural resources inventory of the entire APE (6.4 acres). No cultural resources were identified within the project area as a result of this investigation. The project, as presently designed, is not anticipated to have an adverse effect on cultural resources, and should be allowed to proceed.

II. INTRODUCTION

This document reports the findings of the cultural resources assessment that was conducted for the proposed project area and provides the inventory methods and results as required for compliance with State of California regulations. The study consisted of a literature review to identify any previously recorded cultural resources that could be affected by the proposed project and a field survey to locate any cultural resources that may exist, but have not yet been recorded. Fieldwork was conducted on May 7, 2020 by Alex DeGeorgey. The survey entailed a cultural resources inventory of the Project Area and immediately surrounding lands, approximately 6.4-acres. Ground surface visibility was generally good. Exposed mineral soils were inspected for evidence of cultural materials. No historical resources were identified as a result of archaeological field survey. The project, as presently designed, is not anticipated to have an adverse effect on significant historical resources.

The cultural resource inventory was performed based on information obtained at the Northwest Information Center of the California Historical Resources Information System, as well as on direct observation of site conditions and other information generally available as of May 2020. The conclusions and recommendations herein are based on information available at the time of the records search and field survey. Further information may be identified in the future that could substantially change the conclusions found herein.

Information obtained from these sources in this timeframe is assumed to be correct and complete. Alta Archaeological Consulting (ALTA) does not assume any liability for findings or lack of findings based upon misrepresentation of information presented to ALTA or for items that are not visible, made visible, accessible, or present at the time of the project area inventory.

The project, as presently designed, is not anticipated to have an adverse effect on significant historical resources.

III. PROJECT DESCRIPTION AND LOCATION

The project proponent is applying to the County of Lake to install a 44,000 square-foot canopy (about an acre) for the purposes of cannabis cultivation in 6 to 9 greenhouses on the project parcel (APN 004-057-07). The current parcel is an active vineyard.

The project is situated on the USGS 7.5' Bartlett Mountain Quadrangle map in Township 15 North, Range 9 West, in Section 9 of the Mount Diablo Base and Meridian (MDBM) (Figures 1 & 2). The footprint of the proposed project is about 2-acres of land.

The project is located outside the city boundaries of Upper Lake in an unincorporated area of Lake County, California. The project area includes one parcel, APN 004-07-25. The parcel is located at 2000 Clover Valley Road, Upper Lake. The project parcel is currently developed for grape cultivation.

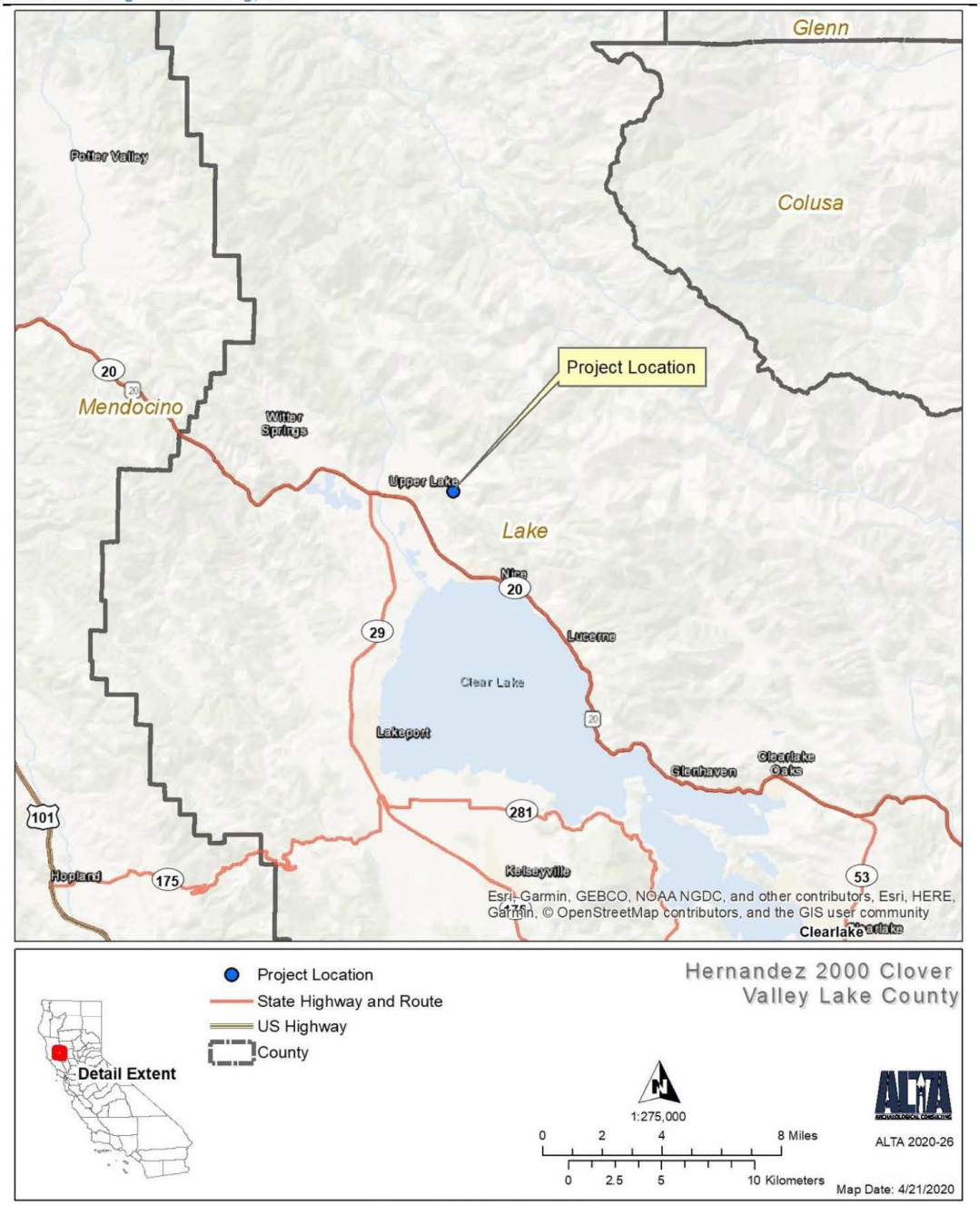

Figure 1. Project Vicinity

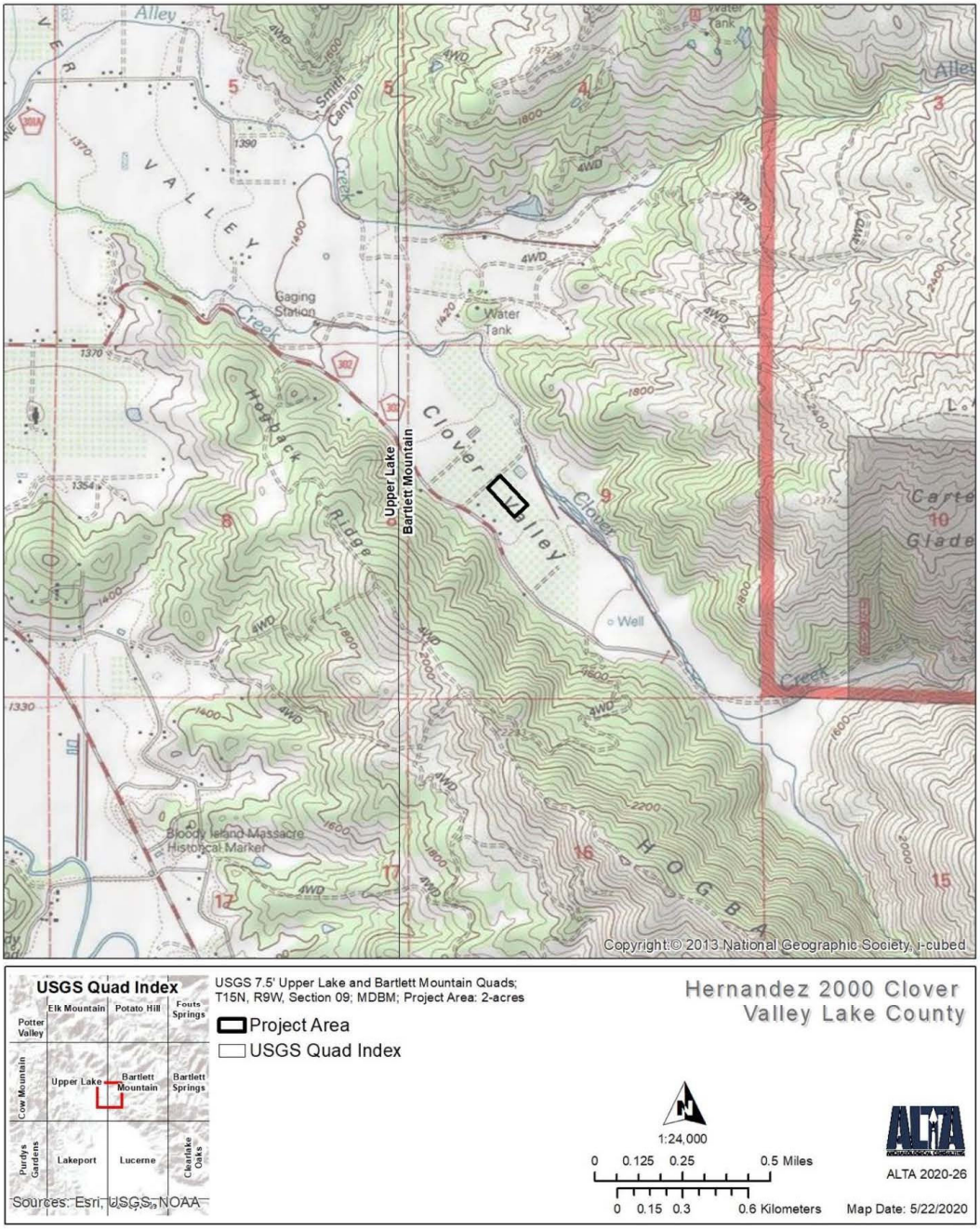

Figure 2. Project Location

IV. BACKGROUND

As the significance of cultural resources is best assessed with regard to environmental and cultural contexts, descriptions of the natural and cultural setting of the project region are presented below.

Environment

The project area is situated within the Coast Range geologic province (Jennings and Strand 1960). The northern Coast Ranges are a geologic province comprised of numerous rugged north-south trending ridges and valleys that run parallel to a series of faults and folds. Formation of these ranges is generally attributed to events associated with subduction of the Pacific Plate beneath the western border of North America. The bedrock that underlies the region is a complex assemblage of highly deformed, fractured, and weathered sedimentary, igneous, and metamorphic rocks. The bedrock geology of the project area consists of Jurassic-Cretaceous age Franciscan Formation rock (Jennings et al. 1977; Schoenherr 1995:7). Rocks of this formation, the oldest in the area, are often weakly metamorphosed, and consist of greywacke shale interspersed with discontinuous bodies of ultramafic rock such as greenstone, schist, and serpentine. The repeated folding and faulting is reflected in the complex structure of Franciscan rocks and area topography (Schoenherr 1995:265).

A Mediterranean climate prevails within the project area with an average of about 16 inches of rainfall annually. Winters are cool and wet, while summers are hot and dry. Annual temperatures range from about 30 to 95 degrees Fahrenheit. The project area is located in the Clover Valley in Lake County. The soils that underlay the project area are Still series that consist of deep, well drained soils that formed in alluvial material from sedimentary rocks. Still soils are on flood plains and alluvial fans and have slopes of 0 to 30 percent (USGS 2015). Clover Creek, a seasonal stream, is located about 500-feet east of the project area.

The project is located in western Lake County at an elevation of approximately 1300-feet above mean sea level. The project area is situated within an active vineyard on floor of Clover Valley. Agricultural development includes vineyards, irrigation, dirt roads, and fencing.

Prehistory

Over half a century of archaeological investigations in the North Coast Ranges has revealed a record of hunter-gatherer occupation spanning 12,000 years. The cultural chronology of this area is best described as part of the overall cultural chronology for the central North Coast Ranges. A number of cultural chronologies have been developed for this region (cf. Basgall 1982; Fredrickson 1974; Fredrickson and White 1988; Hildebrandt and Hayes 1984; Jones and Hayes 1993; Layton 1990; Meighan 1955; White and King 1993; and White et al. 2002).

Archaeologists and linguists believe that Yukian peoples were the original inhabitants of the western Lake County, and were displaced by Pomo speakers. Yukian assemblages are affiliated with the Guntheran Pattern of northwestern California and generally lack obsidian. When obsidian is present, it is most often derived from northwestern California sources such as Annadel and Borax Lake. Wappo assemblages are affiliated with the St. Helena aspect of the Augustine Pattern, and show influences from Central California, including strong access to obsidian from the Clear Lake Basin (Milliken et al 2007:107).

In his 1974 doctoral dissertation, David A. Fredrickson proposed five chronological periods and related cultural patterns to summarize the North Coast Ranges. Decades of research have built upon this foundation, and are summarized in the below table. The published volume *Cultural Diversity and Cultural Change in Prehistoric Clear Lake Basin: Final Report of the Anderson Flat Project* (White et al. 2002) provides the most synthetic summary of relevant research themes and the current state of knowledge concerning prehistoric hunter-gatherer studies in the North Coast Ranges.

Paleo Indian Period (12000-8000 BP)

This period is the earliest known time in which humans occupied California. Few sites from this period are known, and thus data about this time period is relatively speculative. The Paleo-Indian period was a time of variable climate, rising sea levels, and other broad-scale environmental change. Most notable of these trends was the Younger Dryas climatic phenomenon, which caused a major cooling in the Earth's temperature between 12,900 and 11700 BP. To the best understanding of the record, Paleo-Indian peoples tended to live near pluvial lakebeds, and intensified on hunting big game using darts and atlatls. Social units were composed of small, highly mobile groups, moving through broad geographic areas and leaving relatively meager archaeological remains. Tool types from this time period are lesser known than more contemporary periods, but include fluted projectile points such as the Clovis type, and flaked stone crescents. Other food processing technologies were portable, such as manos. The Paleo-Indian Period is recognized locally as the Post Pattern (Fredrickson 1974).

Lower Archaic (8000-5000 BP)

The Lower Archaic began with the onset of the Holocene Climatic Optimum, a warming period between 9000 and 5000 BP. With this temperature increase came the drying of pluvial lakebeds. As a result, the decline in fauna caused a shift in subsistence strategies away from primarily hunting. This time period is defined by subsistence strategies focused on both hunting and processing hard seeds such as acorns. At this time, social groups still remain small, with a lesser value on wealth and status. Fredrickson (1974:49) suggests that peoples lived in semi-sedentary groups, while True et al. (1979) believed that mobility remained relatively high.

Middle Archaic (5000-3000 BP)

The Middle Archaic was largely defined by the stabilization and moderation of climatic extremes. Accordingly, diversification of economies occurred. This period saw the gradual shift towards sedentism begin in kind as well. This shift towards sedentism is likely represented by new, less portable technologies such as the mortar and pestle. Populations grew, and territories expanded as a result, as peoples sought new resources. These territorial boundaries seem to be fluid at this time. These semi-sedentary groups may have represented the earliest presence of trade networks.

Upper Archaic (3000-1500 BP)

Due to the expansion of territories and increase in sedentism in the Middle Archaic, resulting cultures formed began to intensify on trading with neighboring groups. This expansion in trade was accompanied by an increase in social and religious complexity. Group-oriented religion such as the Kuksu likely began around this time. The shell bead, ubiquitous throughout later California prehistory, emerged at this time as well, indicating wealth through trade and status on a local level. In spite of developing sedentism, territories were not entirely solidified at this time. Many of the archaeological sites in the North Coast Ranges were first used in the Middle and Upper Archaic, when populations were increasing and groups moved into new areas to utilize a more diverse range of resources.

Lower Emergent (1500-500 BP)
The Lower Emergent represents a continuation of trends established in the Upper Archaic. The continued trend towards sedentism, and therefore intensification on local resources, forced populations to spread further, and ultimately resulted in hardening of territorial boundaries over time. Trade also intensified, with more varied materials. The importance of status and wealth increased in this time. Technology stepped forward with the development of the bow and arrow, replacing the more cumbersome dart and atlatl.

Upper Emergent (500 BP- colonial era)
The Upper Archaic is represented primarily by highly refined trade networks. Goods such as obsidian and clam shell disk beads traveled much further than before. Clam shell disk beads in particular obtained special status as the first known monetary unit in California. To create finer goods, specialization in manufacturing becomes evident, in part through the decline of debitage found on sites from this period. This reduction suggests that handling of obsidian was restricted only to certain individuals. This period is also marred by the arrival of European diseases, which caused a drastic decrease in populations, even before European peoples arrived in affected regions.

Ethnography

The project area is located within the ancestral territory of the Eastern Pomo (Barrett 1908, Kroeber 1925, McLendon and Oswalt 1978). The Eastern Pomo, who inhabited this region prior to European-American intrusion, are one of seven linguistically related groups that spoke the Pomo Language. The following ethnographic summary is not intended as a thorough description of Eastern Pomo culture, but instead is meant to provide a background to the present cultural resource investigation with specific references to the project area. In this section, the past tense is sometimes used when referring to native peoples, as this is a historical study. This convention is not intended to suggest that Pomo people only existed in the past. To the contrary, the Pomo people have a strong cultural and social identity today.

The Eastern Pomo occupied a large area surrounding Clear Lake, extending north to Horse Mountain and south to Cobb Mountain (McLendon & Oswalt 1978:2186). The Eastern Pomo lived in permanent villages along creeks and surrounding Clear Lake, with communal harvesting of resources occurring throughout the year (McLendon & Lowy 1978:310). The Eastern Pomo subsisted primarily on fish, acorns, waterfowl and root plants. Trade networks were maintained with the Southeastern Pomo and the Bodega Bay area using clamshell disk beads for currency (McLendon & Lowy 1978:310).

The nearest ethnographically described resource of the Eastern Pomo to the project area is the village of *Dīwīl'em*, located on a small knoll about 0.25 miles southeast of the town of Upper Lake (Barrett 1908:188).

History

Early Exploration
Lake County derives its name from Clear Lake, which is the principal feature within the county. Although Spanish explorers traveled by sea along the Mendocino coast beginning as early as the 1500s, regular contact with local tribes in this area did not occur until the formation of the Mexican republic in 1822. This marked the first broad invasion into Pomo lands.

Anglo Settlement and Indian Reservations
Early settlers in Lake County found the area ideal for farming, ranching and mining endeavors. Enough people came into the Clear Lake area especially to have created communities in the hills and by 1856, two public school districts existed in the Clear Lake Township (Pierucci 2016). In 1861 portions of Napa, Mendocino, and Colusa counties were combined to form Lake County, with Lakeport as the county seat, on May 20th, 1861 (Gudde 2010:201). Vineyards and fruit tree plantations quickly grew to be the largest industry in the area, starting as early as the 1870s and 80s.

Problems quickly developed between Anglo setters and local Indians involving a struggle over territory and competition over food between livestock and people. Kelsey and Stone, the earliest white settlers in the area were in continual conflict with the local tribes until they were killed in 1849 (Menefee 1873:149). In 1851 a party of U.S. troops entered the area and massacred a group of Pomo in retaliation (McLendon & Lowy 1978:228). Later that same year, the Eastern Pomo signed the McKee treaty on October 6, 1851 between themselves, a number of other tribes, and Redick McKee, reserving certain native lands in exchange for ceding all other lands to the US government and the state of California (Heizer 1972:15). The Southeastern Pomo did not attend the treaty meeting but were inevitably affected by its result. The spread of European diseases during this time decimated the population of Eastern Pomo peoples. By 1871 the traditional Pomo ceremonies had largely ceased to be practiced (McLendon & Lowy 1978:320). Some Eastern and Southeastern Pomo groups were moved to the Upper Lake Rancheria while others continued to live in small communities in the area.

Upper Lake and Clear Lake Tourism
The town of Upper Lake was established in the 1860s with the post office being first named Upper Clear Lake, due to the proximity to Clear Lake. The name was shortened to Upper Lake in 1880 (Gudde 2010:407). In 1866 there was a store, a blacksmith shop and a hotel in the town. By 1881 the town had three stores, three hotels, three livery stables, two blacksmith shops, three churches, one meat market, one planning mill and one saloon (Hudom 1881:202). While there were a number of lumber mills in the Upper Lake Township, the main resource of the Clear Lake area was natural hot springs. These hot springs created a market for tourism, with resorts and hotels located all around the lake from the 1880s up until the 1906 earthquake. The hotels advertised the healing properties of the natural hot springs coupled with fishing, hunting and the enjoyment of the outdoors and steamboats would ferry locals and tourists from town to town around the lake (Hudom 1881:204). In 1906, the earthquake that devastated San Francisco also triggered the springs of Clear Lake to move underground or dry up. That, coupled with the earthquake damage, caused the hot spring resorts to dwindle and die out. Not long afterwards however the increasing popularity of the automobile and improved roads made the area of Clear Lake ideal for the building of lakeshore homes and resorts, developing rapidly from the 1910s to the 1930s (Hoberg 2007).

V. SOURCES CONSULTED

Records Search

On November 19, 2018, Dean Martorana, Archaeologist with ALTA, requested a records search (File Number 19-1771) at the Northwest Information Center (NWIC) located on the campus of Sonoma State University. The NWIC, an affiliate of the State of California Office of Historic

Preservation, is the official state repository of archaeological and historical records and reports for an 18-county area that includes Lake County. The records search request included a review of all study reports on file within a one-half mile radius of the project area. A search of cultural resources included a one-half mile radius. Sources consulted include archaeological site and survey base maps, survey reports, site records, and historic General Land Office (GLO) maps. The results were provided to ALTA on May 1, 2020.

Included in the review were:

- *California Inventory of Historical Resources* (CA Depart. of Parks and Recreation 1976)
- *California Historical Landmarks* for Lake County (CA-OHP 1990)
- *California Points of Historical Interest* (CA-OHP 1992)
- *Historic Properties Directory Listing* (CA-OHP April 2012)
- *Built Environment Resource Directory*, which includes the National Register of Historic Places (April 2012) of the California Historical Landmarks and California Points of Historical Interest

Review of historic registers and inventories indicate that no historical resources are present in the project area. There are no eligible or listed historic properties within the one-half mile search radius. Attachment A provides the confidential records search results.

A review of archaeological site and survey maps reveal that 3 cultural resource studies and 1 research design have been previously performed within a one-half mile radius of the current project area (Table 1). The survey coverage is very low for this area; only about 5% of the one-half mile search radius has been previously surveyed. The majority of the Clover Valley has not been subject to archaeological survey, according to the NWIC.

Table 1. Summary of Previously Conducted Investigations in the Search Radius

Report	Author(s)	Year	Report Title
S-013607	Marlene L. Greenway	1992	Cultural Resources Inventory for Scattered Parcels in the Clear Lake Basin (Cache Creek Exchange IV)
S-013607			A Research Design for a Class III Cultural Resources Inventory of Proposed Exchange Parcels within the Clear Lake Resource Area, Lake, Napa, and Mendocino Counties
S-050538	John W. Parker	2018	Cultural Resource Evaluation of 2001 Ladder Ridge Road, Upper Lake, APN 201-051-09
S-051453	John Parker	2018	Cultural Resource Evaluation of 2010 and 2210 Ladder Ridge Road, Upper Lake, APNs 201-051-04, 13, and 14

No previously recorded cultural resources are present within the one-half mile records search radius.

Historic Map Review

Review of historic maps of the area was completed to better understand the timing of development within the project area and recognize historic features. The following historic maps were reviewed as part of this investigation.

General Land Office

1868 Plat Map Township 15 North, Range 9 West. February 6, 1868.

1888 Plat Map Township 15 North, Range 9 West. June 5, 1888.

United States Geological Survey
1938 Lakeport Topographic Map, 62,500 scale.
1951 Lakeport Topographic Map, 62,500 scale.
1958 Upper Lake Topographic Map, 24,000 scale.
1958 Lakeport Topographic Map, 62,500 scale.

United States Geological Survey
1978 Bartlett Mountain Topographic Map, 24,000 scale.
1996 Bartlett Mountain Topographic Map, 24,000 scale.

The earliest map of the area (1868) depicts the project area open land west of Clover Creek and a residence labeled "Grey's house" to the northwest of the project area. Clover Valley Road runs west of the project area by 1888 (GLO 1888). The town of Upper Lake had developed between 1888 and 1938 (USGS 1938) and urbanized even further from the 1930s to the 1950s with a denser concentration of houses and business (USGS 1938 & 1951), which is about 2-miles due west of the project area. In 1938, the project area was open land, by the 1958 map, the area had started cultivation. The project parcel has remained under cultivation, with no depicted structures, from the 1950s to the present day (USGS 1996).

Ethnographic Literature Review

Available ethnographic literature was reviewed to identify cultural resources in the project vicinity. The following sources were consulted.

Barrett, Samuel A.
1908 The Ethnogeography of the Pomo and Neighboring Indians. *University of California Publications in American Archaeology and Ethnology* 6(1):1-332. Berkeley

Kroeber, A. L.
1925 Handbook of the Indians of California. *Bureau of American Ethnology* Bulletin 78. Washington D.C.

McLendon, Sally and Robert L. Oswalt.
1978 Pomo: Introduction. In *Handbook of the Indians of North America, Volume 8 California*. Smithsonian Institution, Washington.

Tiley, Shelly and Shannon Tushingham
2011 *Native American Ethnogeography, Traditional Resources, and Contemporary Communities and Concerns: Cultural Resource Inventory of Caltrans District I, Rural Conventional Highways: Del Norte, Humboldt, Mendocino, and Lake Counties. Volume I: Report and Appendices A-E.* Report on file at the Northwest Information Center, California Historical Resources Information System, S-38865.

Prior to Euro-American occupation, the project area was used by the Eastern Pomo (Barrett 1908:333). Thirteen ethnographically recorded Eastern Pomo villages are known within a five mile radius of the project area. The nearest ethnographically described resource is the Eastern Pomo

village of *Dīwīl'em*, located on a small knoll about 0.25 miles southeast of the town of Upper Lake and the project area (Barrett 1908:188).

Native American Consultation

Assembly Bill 52, which went into effect in July 2015, is an amendment to CEQA Section 5097.94 of the Public Resources Code. AB52 established a consultation process with all California Native American tribes identified by the Native American Heritage Commission (NAHC) with cultural ties to an area and created a new class of resources under CEQA known as Tribal Cultural Resource. The County of Lake (County), as the Lead Agency under CEQA, is responsible for complying with the requirements of CEQA Section 5097.94 of the Public Resources Code.

The Native American Heritage Commission (NAHC) was contacted on April 9, 2020 to review the Sacred Lands Files for any resources present within the project area. A response letter dated April 10, 2020 noted that a search of the Sacred Lands File shown negative results. On April 12, 2020, a consultation letter was sent to the Chairperson of each tribal group associated with the Project Area as provided by the NAHC. To date, no responses have been received from the native community regarding this project. Any subsequent correspondence or communication with the Native American community will be performed by Lake County. Attachment B provides copies of the Native American correspondences.

VI. FIELD METHODS

On May 7, 2020, Alex DeGeorgey, staff archaeologist with Alta Archaeological Consulting, conducted a field survey of the Project Area, access road, and surrounding lands (see Figure 3). Project design, project maps and aerial imagery were used to correctly identify the project area. Ground surface visibility was excellent, approximately 50%, throughout the Project Area. The best ground surface visibility was present along active vineyard rows and dirt roads. A shovel was used to periodically scrape the ground surface to expose mineral soils and inspect sediments for evidence of cultural materials. The entire Project Area and access road was surveyed using intensive survey coverage with transects spaced no greater than 10-meter intervals. Every third vineyard row was surveyed along the grid. A total of about 6.4 acres were surveyed including the project area and approximately 100 foot radius. Digital photos were taken of the project area and surroundings (Attachment C).

VII. STUDY FINDINGS AND MANAGEMENT RECOMMENDATIONS

Study Findings

A cultural resources inventory was conducted to address the responsibilities of CEQA, as codified in Public Resource Code sections 5097, and its implementing guidelines 21082 and 21083.2. No cultural resources were identified within the project area as a result of the records search, literature review, consultation with Native American groups or archaeological field survey.

Management Recommendations

Despite the negative results, given the proximity to Clover Creek and the abundant resources that would have been exploited in this area prehistorically, the area should still be considered moderately

sensitive for cultural resources. Therefore, the following recommendations to ensure that cultural resources are not adversely affected by the proposed project, the following recommendations are provided as mitigation for unexpected adverse impacts to cultural resources:

Unanticipated Discovery of Cultural Resources

If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their stratigraphic context. A qualified professional archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

Encountering Native American Remains

Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.

Figure 3. Survey Coverage

VIII. REFERENCES CITED

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Attachment A – Records Search Results

2000 CLOVER VALLEY ROAD, UPPERLAKE
LAKE COUNTY, CALIFORNIA

ALTA2020-26

Confidential Information

This report contains confidential information. The distribution of material contained in this report is restricted to a need to know basis. To deter vandalism, artifact hunting, and other activities that can damage cultural resources, the location of cultural resources should be kept confidential. The provision protecting the confidentially of archaeological resources is in California Government Code 6245 and 6245.10, and the National Historic Preservation Act of 1996, Section 304.

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLATA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

5/1/2020 NWIC File No.: 19-1771

Dean Martorana
ALTA Archaeological Consulting
15 3rd Street
Santa Rosa, CA 95401

re: ALTA 2020-26 Hernandez, Clover Valley, Lake County

The Northwest Information Center received your record search request for the project area referenced above, located on the Upper Lake & Bartlett Mountain USGS 7.5' quads. The following reflects the results of the records search for the project area and a 0.5 mile radius:

Resources within project area:	None
Resources within 0.5 mile radius:	None
Reports within project area:	None
Reports within 0.5 mile radius:	S-50538, 51453, & 13607.

Resource Database Printout (list):	☐ enclosed	☐ not requested	☒ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☐ enclosed	☐ not requested	☒ nothing listed
OHP Built Environment Resources Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☐ not requested	☐ nothing listed
Historical Maps:	☒ enclosed	☐ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☐ not requested	☒ nothing listed
GLO and/or Rancho Plat Maps:	☒ enclosed	☐ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

*Notes:
** Current versions of these resources are available on-line:
Caltrans Bridge Survey: http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
Soil Survey: http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA
Shipwreck Inventory: http://www.slc.ca.gov/Info/Shipwrecks.html
The historical literature on file for the area are published documents.

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

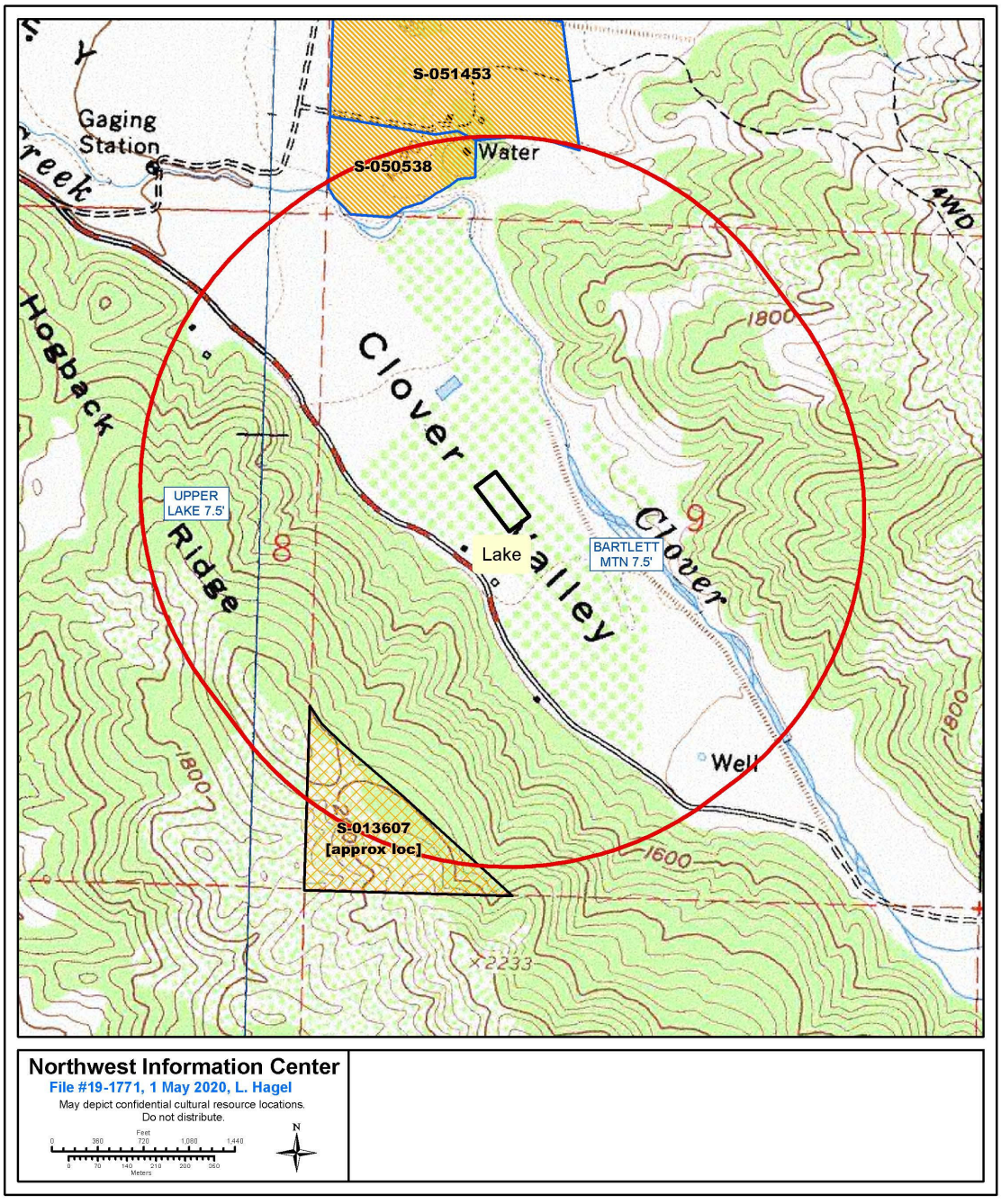
Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Lisa C. Hagel
Researcher

ALTA 2020-26 Hernandez, Clover Valley, Lake County



Attachment B – Native American Communication

2000 CLOVER VALLEY ROAD, UPPERLAKE
LAKE COUNTY, CALIFORNIA

ALTA2020-26

Confidential Information

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Local Government Tribal Consultation List Request

NATIVE AMERIAN HERITAGE COMMISSION

915 Capitol Mall, RM 364
Sacramento, CA 95814
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Date: 04/09/2020

Type of List Requested

■ **CEQA Tribal Consultation List (AB 52)** – *Per Public Resource Code §21080.3, subs. (b), (d), (e) and 21080.3.2*

☐ **General Plan (SB 18)** – *Per Government Code §65352.3.*

Local Action Type:

☐General Plan ☐General Plan Element ☐General Plan Amendment
☐Specific Plan ☐Specific Plan Amendment ☐Pre-planning Outreach

Required Information

Project Title: ALTA2020-26 Hernandez 2000 Clover Valley Lake County
Local Government/Lead Agency: Lake County
Contact Person: Dean Martorana (Alta Archaeological Consulting)
Street Address: 15 Third Street
City: Santa Rosa Zip: 95404
Phone: (707) 544-4206 Fax: (707) 546-2135
Email: dean@altaac.com

Specific Area Subject to Proposed Action

County: Lake **City/Community:** Upper Lake

Project Description: The project proponent is proposing to construct a small cannabis growing enclosure. The property is located on an existing farm and totals about 2-acres. The physical address of the parcels is 2000 Clover Valley, Upper Lake, CA (see attached map).

Additional Request

■ **Sacred Lands File Search** – ***Required Information***

USGS 7.5' Quadrangle Name(s): Upper Lake; Bartlett Mountain
Township: 15 North Range: 9 West

Section(s): 09, Mount Diablo Base and Meridian

April 10, 2020

Dean Martorana, MA, RPA, Staff Archaeologist
Alta Archaeological Consulting, LLC

Via Email to: dean@altaac.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Alta2020-26 Hernandez 2000 clover Valley Lake County Project, Lake County

Dear Mr. Martorana:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measures.

     All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Sarah.Fonseca@nahc.ac.gov.

Sincerely,

Sarah Fonseca
Associate Governmental Program Analyst

Attachment

Native American Heritage Commission
Native American Contacts List
April 10, 2020

Elem Indian Colony Pomo Tribe
Agustin Garcia, Chairperson
P.O. Box 757/ 16170 Main Street — Southeasterm Pomo
Lower Lake ›CA 95457
k.cole@elemindiancolony.org
(707) 994-3400
(707) 994-3408

Yocha Dehe Wintun Nation
Anthony Roberts, Chairperson
P.O. Box 18 — Wintun (Patwin)
Brooks ›CA 95606
aroberts@yochadehe-nsn.gov
(530) 796-3400
(530) 796-2143 Fax

Habematolel Pomo of Upper Lake
Sherry Treppa, Chairperson
P.O. Box 516 — Pomo
Upper Lake ›CA 95485
(707) 275-0734
(707) 275-0757

Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road — Wappo
Windsor ›CA 95492
scottg@mishewalwappotribe.com
(707) 494-9159

Robinson Rancheria Band of Pomo Indians
Eddie J. Crandall, Chairperson
P.O. Box 4015 — Pomo
Nice ›CA 95464
tavilabasket@yahoo.com
(707) 275-0527
(707) 275-0235 Fax

Scotts Valley Band of Pomo Indians
Shawn Davis, Chairperson
1005 Parallel Drive — Pomo
Lakeport ›CA 95453 — Wailaki
shawn.davis@sv-nsn.gov
(707) 263-4220
(707) 263-4345 Fax

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code,Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans Tribes for the proposed:
Alta2020-26 Hernandez 2000 clover Valley Lake County Project, Lake County

From: **Dean Martorana** Dean@altaac.com
Subject: Request for Comment: ALTA2020-26 Hernandez 2000 Clover Valley Lake County
Date: April 22, 2020 at 1:45 PM
To: aroberts@yochadehe-nsn.gov, k.cole@elemindiancolony.org, scottg@mishewalwappotribe.com, shawn.davis@sv-nsn.gov, tavilabasket@yahoo.com

DM

Dear Mr. or Ms. Chairperson,

Alta Archaeological Consulting (ALTA) has been retained by a private property owner who is proposing to supplement an existing cannabis operation with additional structural improvements.

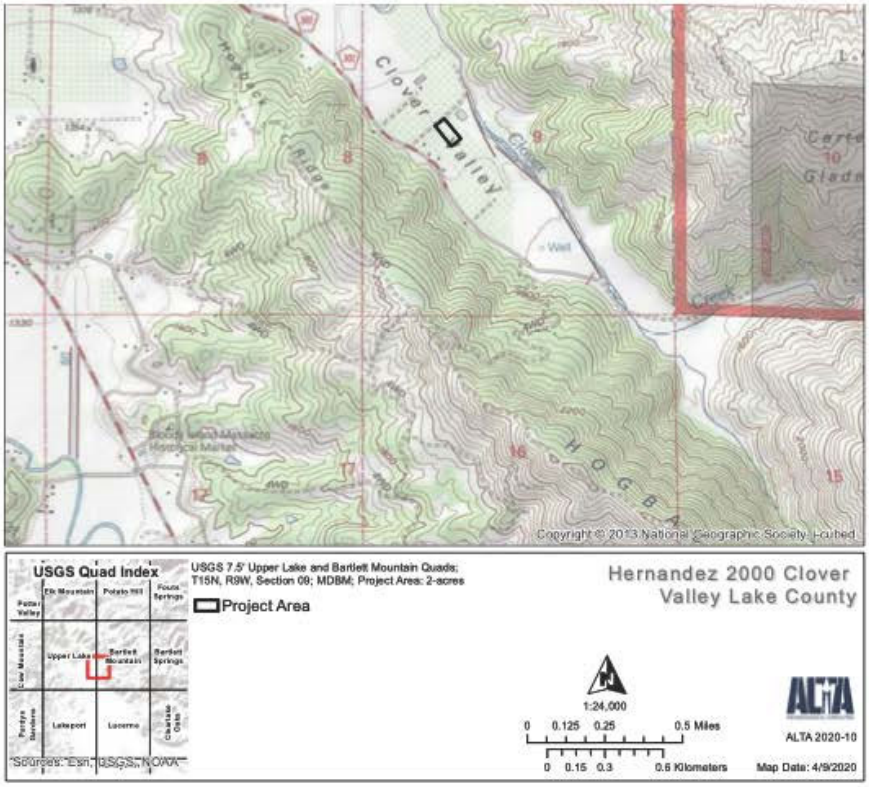
The project is located at 2000 Clover Road, Middletown, CA in Lake County; the project area is about 2-acres. The project is located on the Upper Lake and Bartlett Mountain Quads USGS 7.5' Quadrangle, Township 15N, Range 9W, Section 9, of the Mount Diablo Base and Meridian.

We are contacting you to provide notification of this project pursuant Section 5 of Public Resources Code 21080.3.1(d). The regulations require that you contact us within 30 days from your receipt of this letter to request a consultation regarding any potential impacts of this project on tribal cultural resources. If you do not contact us within 30 days following receipt of this letter, the County will proceed with the project with the assumption that the project will not have a potential effect on tribal cultural resources (an archaeological survey of the parcels will be conducted in support of the permit process). If consultation is requested, please provide the name and contact information of the designated lead contact person as part of your request. The County will contact the designated person to set a meeting date to begin consultation within 30 days of our receipt of your request. Thank you in advance for your efforts.

Sincerely,

--
Dean Martorana, MA, RPA
Staff Archaeologist
==========

Alta Archaeological Consulting LLC
15 Third Street
Santa Rosa, CA 95401
o: 707.544.4206 | f: 707.546.2135 | c: 916.205.6087
Dean@AltaAC.com
ProfessionalArchaeologist.com | CremainsRecovery.com
DBE | WOSB | WBE | SB | GSA


Clover Valley
Hogback Ridge
Clover Creek
Well
HOGBACK
Copyright © 2013 National Geographic Society, i-cubed
USGS Quad Index
USGS 7.5' Upper Lake and Bartlett Mountain Quads;
T15N, R9W, Section 09; MDBM; Project Area: 2-acres
Project Area
Hernandez 2000 Clover
Valley Lake County
1:24,000
0 0.125 0.25 0.5 Miles
0 0.15 0.3 0.6 Kilometers
ALTA 2020-10
Map Date: 4/9/2020
Sources: Esri, USGS, NOAA

Alta Archaeological Consulting, LLC
15 Third Street
Santa Rosa, CA 95401
office (707) 544-4206
fax (707) 546-2135
www.altaac.com

April 22, 2020

Sherry Treppa, Chairperson
Habermatoiel Pomo of Upper Lake
P.O. Box 516
Upper Lake, CA 95485

Re: ALTA2020-26 – Hernandez Clover Valley Lake County

Dear Chairperson Treppa,

Alta Archaeological Consulting (ALTA) has been retained by a private property owner who is proposing to supplement an existing cannabis operation with additional structural improvements.

The project is located at 2000 Clover Road, Middletown, CA in Lake County; the project area is about 2-acres.The project is located on the Upper Lake and Bartlett Mountain Quads USGS 7.5' Quadrangle, Township15N, Range 9W, Section 9, of the Mount Diablo Base and Meridian.

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Sincerely,

Dean Martorana, M.A., RPA
Staff Archaeologist
15 Third Street
Santa Rosa, CA 95401
dean@altaac.com
(707) 544-4206 office
(707) 546-2135 fax

Alta Archaeological Consulting, LLC
15 Third Street
Santa Rosa, CA 95401
office (707) 544-4206
fax (707) 546-2135
www.altaac.com

April 22, 2020

Agustin Garcia, Chairperson
Elem Indian Colony Pomo Tribe
P.O. Box 757/ 16170 Main St.
Lower Lake, CA 95457

Re: ALTA2020-26 – Hernandez Clover Valley Lake County

Dear Chairperson Garcia,

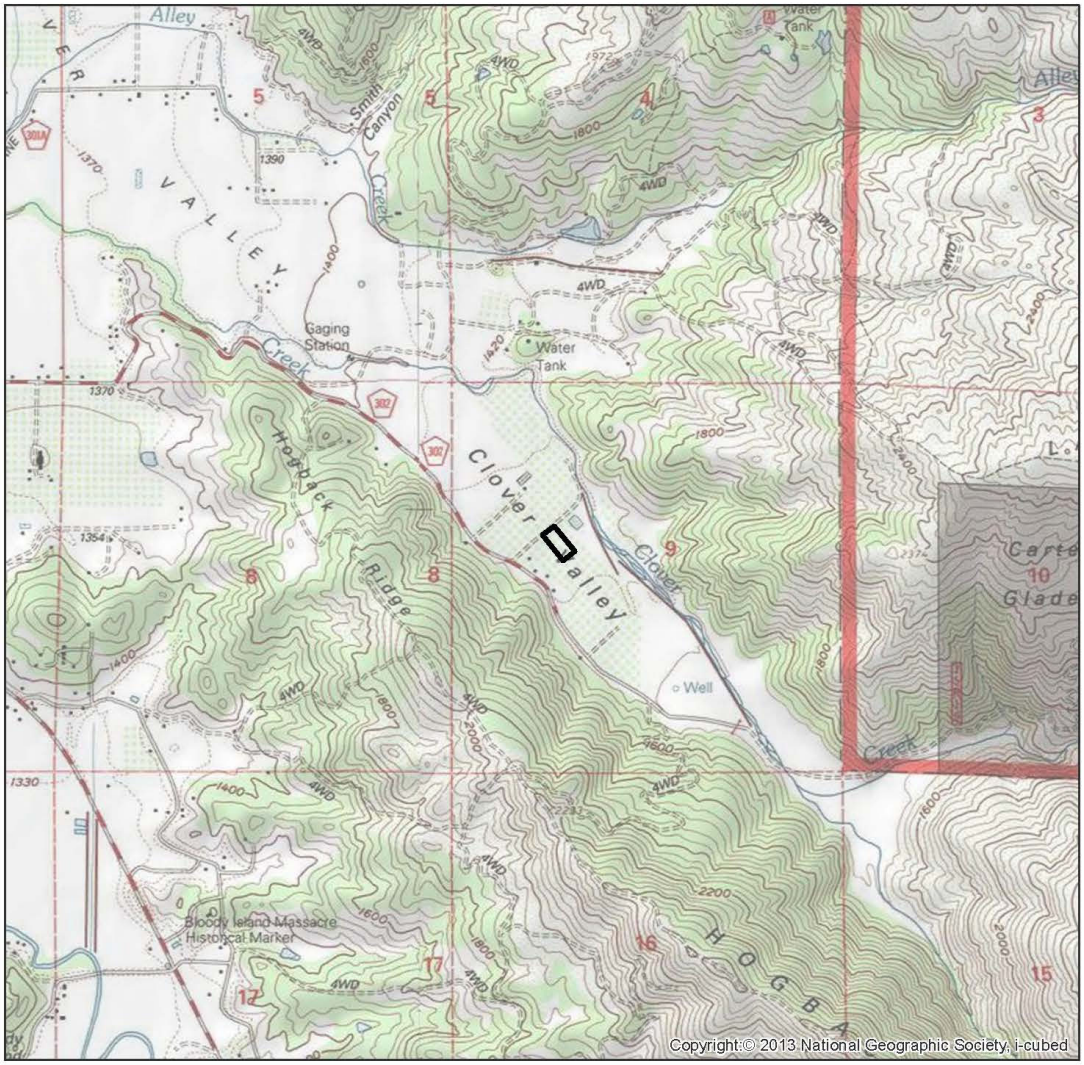
Alta Archaeological Consulting (ALTA) has been retained by a private property owner who is proposing to supplement an existing cannabis operation with additional structural improvements.

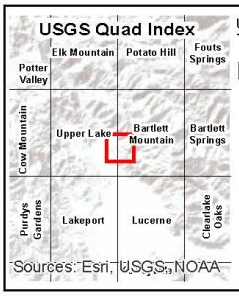
The project is located at 2000 Clover Road, Middletown, CA in Lake County; the project area is about 2-acres.The project is located on the Upper Lake and Bartlett Mountain Quads USGS 7.5' Quadrangle, Township15N, Range 9W, Section 9, of the Mount Diablo Base and Meridian.

We are contacting you to provide notification of this project pursuant Section 5 of Public Resources Code 21080.3.1(d). The regulations require that you contact us within 30 days from your receipt of this letter to request a consultation regarding any potential impacts of this project on tribal cultural resources. If you do not contact us within 30 days following receipt of this letter, the County will proceed with the project with the assumption that the project will not have a potential effect on tribal cultural resources (an archaeological survey of the parcels will be conducted in support of the permit process). If consultation is requested, please provide the name and contact information of the designated lead contact person as part of your request. The County will contact the designated person to set a meeting date to begin consultation within 30 days of our receipt of your request. Thank you in advance for your efforts.

Sincerely,

Dean Martorana, M.A., RPA
Staff Archaeologist
15 Third Street
Santa Rosa, CA 95401
dean@altaac.com
(707) 544-4206 office
(707) 546-2135 fax





USGS 7.5' Upper Lake and Bartlett Mountain Quads;
T15N, R9W, Section 09; MDBM; Project Area: 2-acres

Project Area

Hernandez 2000 Clover Valley Lake County

1:24,000

0 0.125 0.25 0.5 Miles

0 0.15 0.3 0.6 Kilometers

ALTA 2020-10

Map Date: 4/9/2020

Attachment C – Photo Sheet

2000 CLOVER VALLEY ROAD, UPPERLAKE
LAKE COUNTY, CALIFORNIA

ALTA2020-26

Confidential Information

This report contains confidential information. The distribution of material contained in this report is restricted to a need to know basis. To deter vandalism, artifact hunting, and other activities that can damage cultural resources, the location of cultural resources should be kept confidential. The provision protecting the confidentially of archaeological resources is in California Government Code 6245 and 6245.10, and the National Historic Preservation Act of 1996, Section 304.

PHOTO SHEET
2000 CLOVER VALLEY ROAD, UPPERLAKE, LAKE COUNTY, CALIFORNIA

IMG 7957, view southeast, 05/07/2020, Overview of survey area from northern corner

IMG 7958, view northwest, 05/07/2020, Overview of survey area from south end project area

Attachment 3. Compiled Agency Comments

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLATA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

July 29, 2020 File No.: 20-0094

Sateur Ham, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: UP 20-68, IS 20-83, EA 20-87 / APN 004-007-25 at 2000 Clover Valley Road, / Cristhian Hernandez Rodriguez

Dear Sateur Ham

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: Applicant is requesting approval of a major use permit to allow one (1) A – Type 3: "Outdoor": Cultivation for adult use cannabis (43,560 ft2 total canopy and 65,000 ft2 cultivation area) and (1) A-Type 3B Mixed-Light: Cultivation for adult use cannabis for 22,000 ft2 total canopy in greenhouse. During early activation, the applicant proposes two (2) A-Type 3 of outdoor cannabis until the approval of the major use permit. A fence enclosure, trash bins, solar panels, shipping containers, drying tents, and portable toilet are also proposed to be associated with this project. Plants are to be planted in above ground grow bags.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area *(see recommendation below)*.

XX As per information provided with the project review request, Project Management Plan pages 2 and 8, Alta Archaeological Consulting completed a Cultural Resources Study for the project area on May 7, 2020. This study was not included with the request as stated, and was not sent in to our office as of this date. Therefore, we are unable to use any recommendations from the study at this time. *See recommendation below*.

Archaeological and Native American Resources Recommendations:

XX Based on the evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Lake County have been found in areas populated by oak, buckeye, laurel and hazelnut trees, as well as near a variety of plant and animal resources. Sites are also found on ridges, midslope benches, in valleys, and near intermittent and perennial watercourses. The proposed project area is located within Clover Valley immediately adjacent to Clover Creek, as well as the hill to valley interface.

Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

In addition, the 1868 General Land Office Plat map for Township 15 North Range 9 West indicated Gray's house in or immediately adjacent to the project area. With this in mind, there is a moderate potential for unrecorded historic era archaeological resources within project area.

We therefore recommend that a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to; hand auger sampling, shovel test units, and / or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of the Interior's standards at http://www.chrisinfo.org.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Jillian Guldenbrein

Jillian Guldenbrein
Researcher

NORTHSHORE FIRE PROTECTION DISTRICT
6257 Seventh Avenue • Post Office Box 1199 • Lucerne, California 95458
(707) 274-3100 • (707) 274-3102 Fax
District Fire Chief Mike Ciancio

Station 75	Station 80	Station 85	Station 90
(707) 998-3294	(707) 274-3100	(707) 274-8834	(707) 275-2446

July 23, 2020

Northshore Fire Protection District has the following comments regarding the proposed project.
Cristhian Hernandez Rodriguez
Major Use Permit, UP 20-68; Initial Study, IS 20-83; Early Activation, EA 20-87.
2000 Clover Valley Road, Upper Lake Ca 95485.

The Northshore Fire Protection District provides year-round fire protection services to the project area. Our closest staffed station to the project is at 9420 Main St. Upper Lake about 4 miles from the project area.

The project area is also in State Responsibility Area (SRA). California Department of Forestry and Fire Protection (Cal Fire) has primary responsibility for wildland fire protection during the fire season which generally runs from June to October. Cal Fire may require the project to meet state Public Resource Codes. Your Cal Fire contact will be at the St. Helena Station which is the Lake/ Napa and Sonoma Unit Headquarters for Cal Fire.

A proposed Use Permit may will require a Change of Occupancy and will be subject to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. The need for fire hydrants and supporting water storage will be determined by the Lake County Building official and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods may need to be provided as required by the California Fire Code and the Lake County Building official.

The project may be subject to Fire Mitigation Fees. Once plans are submitted those fees may be calculated if applicable.

Fire Access Roads shall be meet the requirements of CCR 1273/PRC 4290.
Premises Identification- approved address numbers shall be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.

Key Box- a rapid entry lock box, approved by this fire district will be required if a gate is installed.

Thank you for your consideration in this matter. Please feel free to contact me if you have any questions or concerns regarding these comments.

Respectfully,

Mike Ciancio

Fire Chief
NorthShore Fire Protection District

Sateur Ham

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Tuesday, July 14, 2020 12:19 PM
To: Sateur Ham
Cc: Beristianos, J@NSD; Duncan, Paul@CALFIRE; Hannan, Jake@CALFIRE; Jack Smalley; David Casian; Beckman, Chase@CALFIRE
Subject: [EXTERNAL] Re: Request for review: UP 20-68; IS 20-83; EA 20-87

Greetings Planner Ham.

These comments are from CAL FIRE.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).

- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two land road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
    - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustible surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.

- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.

- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

California's Wildland-Urban Interface Code Information - CAL FIRE - Home
www.fire.ca.gov
The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm
Hazardous Materials Management (CUPA)
www.lakecountyca.gov
The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF
Report of the Committee on - NFPA
www.nfpa.org
351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

Report of the Committee on - NFPA
www.nfpa.org
351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]
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http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

Hazardous Materials Management (CUPA)
www.lakecountyca.gov
The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF

Report of the Committee on - NFPA
www.nfpa.org
351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Monday, July 13, 2020 4:39 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Daycare proximity check <bperry@ncoinc.org>; Gearhart, Doug@lcaqmd <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Ch700, Fd@yahoo <fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; 500, chief@LKP <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Beristianos, J@NSD <chief800@northshorefpd.com>; PG&E <PGENorthernAgencyIns@pge.com>; PG&E <PGEPlanReview@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>
Subject: Request for review: UP 20-68; IS 20-83; EA 20-87

Warning: this message is from an external user and should be treated with caution.
Good afternoon,

Please review and respond no later than July 29, 2020. Thank you and have a great day!

Best,

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>
Sent: Thursday, July 23, 2020 11:11 AM
To: Sateur Ham
Subject: [EXTERNAL] District 1 No Comment- UP 20-68, IS 20-83, EA 20-87

Good Afternoon,

Caltrans District 1 has reviewed the Rodriguez Cannabis Use Permit (UP 20-68) at 2000 Clover Valley Road, Upper Lake. We have determined that there are no significant transportation impacts associated with this project.

We have no comments at this time.

Sincerely,
Jacob Rightnar
Caltrans District 1
Transportation Planning
Cell: (951)616-4101

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

July 15, 2020

Sateur Ham
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Sateur Ham,

Thank you for submitting the 2000 Clover Valley Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Pacific Gas and Electric Company

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

Pacific Gas and Electric Company

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

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Pacific Gas and Electric Company

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

Pacific Gas and Electric Company

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

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LAKE COUNTY SHERIFF'S DEPARTMENT
1220 Martin Street • Lakeport, California 95453

Administration	Central Dispatch	Coroner	Corrections	Patrol/Investigation	Substation
(707) 262-4200	(707) 263-2690	(707) 262-4215	(707) 262-4240	(707) 262-4230	(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 20-68
2000 Clover Valley Road
Upper Lake, CA

In review of the Security Management Plan submitted for revised MUP 20-68 via the Lake County Community Development Department in June 2020. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

The Lake County Sheriff's Office's review of the Security Plan is not an endorsement or recommendation of the Security Plan. It is a determination the Security Plan meets the minimum requirements as outlined in Lake County Ordinance 3084 / 3073.

The original, official document is retained by the Lake County Community Development Department. All inquiries regarding the status of cannabis permits or the application process should be directed to the Community Development Department.

L. Bingham

Lieutenant Luke Bingham
Lake County Sheriff's Office
1220 Martin St.
Lakeport, CA 95453
707 262 4200

Sateur Ham

From: Mike Ciancio <chief800@northshorefpd.com>
Sent: Wednesday, July 22, 2020 5:12 PM
To: Sateur Ham
Cc: Steven Hajik; Andrew Williams; BLM; CalCannabis (kevin.ponce@cdfa.ca.gov); Calfire; CalTrans-Rex; Carol Huchingson; CDFW Kyle; CEQA CDFW; Gordon Haggitt; CRWQCB (Janae.Fried@Waterboards.ca.gov); David Casian; Daycare proximity check; Doug Gearhart; Elizabeth Knight; Fahmy-Lake County Air Quality; Farm Bureau; Jacob_dot; Jim Campbell; Kelli Hanlon; Kelseyville Fire; Lake Co. Fire; Greg Peters; Lake Pillsbury; Lakeport Fire; Lucas Bingham; Michelle Scully; PG&E; PGE Plan Review (PGEPlanReview@pge.com); POC-BLM; Richard Ford; Saskia Rymer-Burnett; Scott DeLeon; Sonoma State; South Lake County Fire; Lori Baca; Susan Parker; Yuliya Osetrova; Eddie Crandell; Tracy Cline
Subject: [EXTERNAL] Re: Request for review: UP 20-68; IS 20-83; EA 20-87
Attachments: 2000 Clover Valley Road.docx

Please see attached comments.

Mike Ciancio , Fire Chief
Northshore Fire Protection District
707-274-3100 Office
707-813-7720 Cell

On Mon, Jul 13, 2020 at 4:40 PM Sateur Ham <Sateur.Ham@lakecountyca.gov> wrote:

> Good afternoon,
>
> Please review and respond no later than July 29, 2020. Thank you and have a great day!
>
> Best,
>
> *Sateur Ham*
>
> **Assistant Planner I**
>
> Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: Sateur.ham@lakecountyca.gov

Phone: (707)263-2221 ext. 37102

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

July 15, 2020

Sateur Ham
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Sateur Ham,

Thank you for submitting the 2000 Clover Valley Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Pacific Gas and Electric Company

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

Pacific Gas and Electric Company

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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Sateur Ham

From: Lori Baca
Sent: Wednesday, July 15, 2020 10:42 AM
To: Sateur Ham
Subject: RE: Request for review: UP 20-68; IS 20-83; EA 20-87

Sateur,

Parcel 004-007-25 is outside of any Special Districts service area, no impact.

Have a great day!

Lori A. Baca, CTA
Customer Service Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836

From: Sateur Ham
Sent: Monday, July 13, 2020 4:39 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGENorthernAgencyIns@pge.com>; PG&E <PGEPlanReview@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>
Subject: Request for review: UP 20-68; IS 20-83; EA 20-87

Good afternoon,

Please review and respond no later than July 29, 2020. Thank you and have a great day!

Best,

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Gordon Haggitt
Sent: Tuesday, July 14, 2020 12:58 PM
To: Sateur Ham
Subject: RE: Request for review: UP 20-68; IS 20-83; EA 20-87

Sateur: There are recorded survey maps showing the property and surrounding ownerships. If the setbacks are going to be an issue I recommend a survey to confirm.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

From: Sateur Ham
Sent: Monday, July 13, 2020 4:39 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Andrew Williams <Andrew.Williams@lakecountyca.gov>; BLM <anafus@blm.gov>; CalCannabis (kevin.ponce@cdfa.ca.gov) <kevin.ponce@cdfa.ca.gov>; Calfire <mike.wink@fire.ca.gov>; CalTrans-Rex <Rex.Jackman@dot.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CDFW Kyle <kyle.stoner@wildlife.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB (Janae.Fried@Waterboards.ca.gov) <Janae.Fried@Waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Daycare proximity check <bperry@ncoinc.org>; Doug Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Farm Bureau <lcfarmbureau@sbcglobal.net>; Jacob_dot <Jacob.Rightnar@dot.ca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Lake Co. Fire <Fdchf700@yahoo.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake Pillsbury <LPFPD.Chief.950@gmail.com>; Lakeport Fire <chief500@lakeportfire.com>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; PG&E <PGENorthernAgencyIns@pge.com>; PG&E <PGEPlanReview@pge.com>; PGE Plan Review (PGEPlanReview@pge.com) <PGEPlanReview@pge.com>; POC-BLM <bhalstead@blm.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Saskia Rymer-Burnett <saskia.rymer-burnett@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Eddie Crandell <Eddie.Crandell@lakecountyca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>
Subject: Request for review: UP 20-68; IS 20-83; EA 20-87

Good afternoon,

Please review and respond no later than July 29, 2020. Thank you and have a great day!

Best,

Sateur Ham

Assistant Planner I
Department of Community Development
Planning Division

255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov
Phone: (707)263-2221 ext. 37102

Attachment 4. Site Management Plan

Cannabis Regulatory Program
Central Coast Regional Water Quality Control Board
Site Management Plan

January 27, 2019 Version

County: Lake	Select	**Cultivator Name:**	Christhian Hernandez
Site Name:	2000 Clover Valley Rd.	**Site Address:**	2000 Clover Valley Rd
APN(s):	004-007-25	**WDID #:**	S17CC423546
Tier:	2	**Risk:**	Low
Disturbed Area (ft^2):	183,324.25	**Cultivation Area (ft^2):**	87,120.00
Cumulative Disturbed Area (ft^2)*:	183,324.25	**Cumulative Cultivation Area (ft^2)*:**	87,120.00

**For sites with multiple enrollments on the same property, report the combined disturbed area and cultivation area of all cannabis cultivation on the property. If this does not apply, leave this section blank.*

This plan describes how the cultivator is implementing the best practical treatment or control (BPTC) measures listed in Attachment A of the Cannabis General Order. Refer to Attachment D of the General Order for further technical report guidance. If the sections below do not provide sufficient space, you may attach additional pages.

Fill out the form electronically, save as a PDF file, and email the completed electronic form along with maps and photos to CentralCoast.Cannabis@waterboards.ca.gov. Please do not submit forms that have been printed and scanned.

1. Sediment Discharge BPTC Measures

A. Site Characteristics

i. Site Map

Attach a map of the site. The map should contain the following features with labels:

- Access roads
- Vehicle parking areas
- Streams
- Stream crossings
- Cultivation site(s)
- Disturbed areas
- Buildings
- Other site features that are referenced in this plan. (e.g. BPTC measures, pesticide/ fertilizer storage, trash/ refuse storage, etc.)

The map should also include:

- A legend
- A north arrow
- A scale bar
- Topographic lines

ii. Access Road Conditions

a. What is the road surface type(s)? Check all that apply.

☐ Asphalt ☒ Gravel ☐ Dirt ☐ Concrete ☐ Other (describe):_____

b. Is there evidence of erosion, such as gullies or rills? If yes, describe current conditions and how they will be remediated in the space below.

☐ Yes ☒ No

c. Does any portion of the access road(s) act as a conveyance for water? If yes, describe in the space below.

☒ Yes ☐ No

Runoff sheetflows across existing outsloped gravel and dirt access roads in some locations, no evidence of concentrated flows or developing erosion. Access roads will be graveled per Lake County requirements, including the future 20' wide access road that will bisect the cultivation area. All future access roads will be outsloped to vegetated swales downhill that collect and convey water to stormwater retention basins.

d. What is the estimated vehicle traffic on these roads?

Commuter vehicles: 10 per Day

Commercial vehicles: 1 per Day

Heavy equipment: ___ per Day

Other ATV : 1 per Day

e. How is storm water drained from the roads? Check all that apply. Refer to *The Handbook for Forest Ranch and Rural Roads* for information on the methods listed below. (Available at http://www.pacificwatershed.com/PWA-publications-library.)

☐ Crowned ☒ Out slope ☐ Armored ditch ☐ Culverts ☐ Rolling dips

☐ Other (describe below)

Outsloped to adjacent vegetation and a series of vegetated swales that direct runoff downhill to stormdrain pipes and two stormwater retention basins on either side of the cultivation area. Excess runoff to be outletted through a bubble up drain downhill.

f. Describe the number, spacing, and discharge location of water drainage features.

Cultivation area sheetflows downhill to one of 14 naturally vegetated swales, spaced 40 ft, or 220 ft. apart and located in-between greenhouses in the northern side of the cultivation area; at the southern edge of the outdoor cannabis cultivation area; and all along the eastern border of the cultivation area. These swales outlet to stormdrain retention basins located downhill on the eastern and western borders of the cultivation area (see Site Plan).

g. Select the erosion control and sediment capture measures used on the access roads and water drainage features. Check all that apply.

Erosion Control Measures

☐ Erosion control blankets ☐ Geotextiles ☐ Straw mulch ☐ Hydromulch ☐ Wood mulch
☒ Vegetation Preservation ☐ Vegetation Planting ☐ Hydroseeding ☐ Vegetated channels
☐ Check dams ☐ Other: _____

Sediment Capture Measures

☒ Fiber Rolls ☐ Silt fences ☐ Other: _____

Describe the selected measures in the space below:

Existing roads: gravel access road with sheetflow of runoff across preserved existing natural vegetation and brush before entering vegetated swales directing runoff to stormwater retention basins.

h. What activities are done to maintain the roads? What activities are done to maintain erosion control measures? What is the maintenance schedule?

Road maintenance activities will be performed when necessary to maintain a usable driving surface, traffic volumes are expected to be low. Erosion control measures will be maintained and replaced as necessary.

iii. Streams

a. Do you have any streams, drainages, or channels on or adjacent to your property?
☒ Yes ☐ No

b. If applicable, provide the name(s) of the stream(s). If the stream, drainage, or channel doesn't have a name, write "Unnamed Stream":

Clover Creek

c. If there is a stream, what is the distance between the edge of the stream bank and the edge of the disturbed area at the closest point?

432.00 feet Measurement method: Engineering Survey

d. Do you have any stream crossings?

☐ Yes ☒ No

e. If yes, what types of crossings are they? If there are multiple crossings, check all that apply.

☐ Bridge ☐ Culvert ☐ Low water ☐ Other (Describe): N/A

f. If yes, was the crossing designed by a Qualified Professional (e.g. licensed engineer)?
☐ Yes ☐ No

g. Provide a description of all stream crossings, including who designed them, number of crossings, material, size, frequency of use, and any other relevant details. Indicate the location of stream crossings on your site map. Attach photos of all stream crossings and cross-sectional areas of all engineered flow conveyances (e.g. culverts and ditches) used at crossings.

N/A

B. Sediment Erosion Prevention and Sediment Capture

If you are classified as Moderate Risk Tier 1 or Moderate Risk Tier 2 and are submitting a Site Erosion and Sediment Control Plan that includes the following information, you may skip this section.

i. Erosion Prevention BPTC Measures

- On your site map, indicate the location of erosion prevention BPTC measures described below.
- Describe erosion prevention BPTC measures around all disturbed areas and features. Include BPTC measures implemented to address erosion resulting from storm water runoff from impervious surfaces, including but not limited to parking lots and roofs of greenhouses, warehouses, or storage facilities.
- Attach photos documenting implemented measures and locations for planned implementation.

a. How is storm water drained from buildings, greenhouses, and other structures? How are storm water conveyance systems monitored and maintained to protect water quality?

Stormwater will sheetflow away from future greenhouses and cultivation area across naturally vegetated areas. Disturbed areas will be seeded and strawed, providing erosion prevention and surface water treatment before drainage is collected vegetated earth channels. The vegetated earth channels collect and route water downhill into storm drain pipes and retention basins, providing further treatment through the removal of sediment and pollutants. A silt fence located on the perimeter of the cultivation area downhill will provide erosion prevention as well.

b. What physical BPTC measures have been implemented to prevent or limit erosion? Check all that apply.

☐ Straw mulch ☐ Wood mulch ☐ Hydromulch ☐ Plastic covers ☐ Slope stabilization
☐ Soil binders ☐ Erosion control blankets ☐ Geotextiles ☐ Culvert outfall armoring
☐ Other: Silt fence, retention basin

Describe the physical BPTC measures checked above, including when they are used and where they are placed.

Silt fence will be installed downhill along the perimeter of the cultivation area, retaining soil in disturbed areas until revegetation and soil stabilization can occur, preventing erosion and potential clogging of storm drain system. (See attached Site Plan).
The two stormwater retention basins captures and retains runoff, allowing sediment to settle and improving stormwater quality and promoting infiltration of runoff. The stormwater retention basins are located downhill on either side of the cultivation area. (See attached Site Plan).

c. What biological BPTC measures have been implemented to prevent or limit erosion? (e.g. vegetation preservation/ replacement, hydro seeding, etc.)? Check all that apply.

☒ Vegetation preservation ☐ Vegetation planting ☐ Hydroseeding
☐ Other: Seed and straw

Describe the biological BPTC measures checked above, including when they are used and where they are employed.

Existing vineyard and natural vegetation areas are remaining in most areas of the site. Disturbed areas will be seeded and strawed.

d. What physical and biological BPTC measures do you plan to implement to prevent or limit erosion? Check all that apply.

Physical BPTC measures:
☐ Straw mulch ☐ Wood mulch ☐ Plastic covers ☐ Slope stabilization ☐ Soil binders
☐ Culvert outfall armoring ☒ Other: Silt fence, retention ba

Biological BPTC measures:
☒ Vegetation preservation ☐ Native vegetation planting ☐ Hydroseeding
☐ Other: Seed and straw

Describe the planned BPTC measures and provide an implementation schedule below.

Additional straw and re-seeding will be performed as necessary. Silt fence will be installed downhill of disturbed areas in order to reduce runoff sedimentation. Retention basin will be installed downhill on either side of the cultivation area during construction, and will remain in place year-round.

ii. Sediment Control BPTC Measures

- On your site map, indicate the location of sediment control BPTC measures described below.
- Describe sediment control BPTC measures around all disturbed areas and features.
- Attach photos documenting implemented measures and locations for planned implementation.

a. What physical BPTC measures have been implemented to capture sediment that has been eroded? Check all that apply.

☒ Silt fences ☐ Fiber rolls ☐ Settling ponds/ areas ☐ Other: Stormwater retention basin

Describe the physical BPTC measures checked above, including when they are used and where they are placed.

None currently, silt fence will be installed for 2020/2021 winterization, stormwater retention basins will be installed during construction of cultivation area. See Site Plan for location of silt fence and stormwater retention basins. Each stormwater basin will be approximately 204 feet long, 3' wide, with a maximum ponded water depth of 6".

b. What biological BPTC measures have been implemented to capture sediment that has been eroded? Check all that apply.

☐ Vegetated outfalls ☐ Hydro seeding ☒ Other: Re-seeding of disturbed areas

Describe the biological BPTC measures checked above, including when they are used and where they are employed.

None currently, re-seeding will be performed for 2020/2021 winterization.

c. What physical and biological BPTC measures do you plan to implement to prevent or limit erosion? Check all that apply.

Physical BPTC measures:

☒ Silt fences ☐ Fiber rolls ☐ Settling ponds/ areas ☒ Other: Stormwater retention basin

Biological BPTC measures:

☐ Vegetated outfalls ☐ Hydro seeding ☒ Other: Re-seeding of disturbed areas

Describe the planned BPTC measures and provide an implementation schedule below.

Disturbed areas will be seeded and strawed as necessary. Silt fence to be installed downhill of grow area construction as part of winterization process, prior to October 15th. Retention basins will be installed during construction of grow area.

iii. Maintenance Activities- Erosion Prevention and Sediment Control

a. How will erosion prevention BPTC measures, sediment control BPTC measures, and stormwater conveyance systems be monitored and maintained to protect water quality? Describe all required maintenance tasks and a schedule for implementation.

BPTC BMPs will be observed by site operator during operations, and any damage or BMP failures will be repaired and BMPs replaced (if needed) promptly. Distrubed areas will be seeded and strawed and silt fence will be installed prior to October 15th. Retention basins will be repaired and cleaned out as necessary.

How will captured sediment be handled? Check all that apply.

☒ Stabilized in place. ☐ Excavated and stabilized on site. ☒ Removed from the site.

Describe the procedure for handling captured sediment below:

Captured sediment collected by silt fence will be stabilized in place with seed or stockpiled on-site in large containers away from drainage features, and retention basins inundated with sediment will have sediment removed and disposed of off-site.

2. Fertilizer, Pesticide, Herbicide, and Rodenticide BPTC Measures

In the section below, list all products used and describe their composition, active ingredients, and other pertinent information. If there is not enough space, list remaining products on a separate sheet.	
i. Fertilizers	
Product Name	Product Description
Salinas Veggie Mix 8-4-4	Organic fertilizer from Phyta-Gro line from California Organic Fertilizers
	Active Ingredients: Water Insoluble Organic Nitrogen, Available
	Phosphoric Acid (P2O5), Soluble Potash (K2O), Calcium (Ca)
Nature's Pride Veg fertilzer	Fertilizer with Mycorrhizae & Biochar, from GreenGro, LLC
	Bacillus subtilis, Bacillus licheniformis, Bacillus amyloliquefaceans,
	Bacillus thuringiensis, Bacillus polymyxa, Glomus clarum, Glomus
	deserticola, Glomus etunicatem, Glomus intraradices, wood biochar,
	rock phosphate, sulfate of potash, langbeinite
ii. Pesticides	
Product Name	Active Ingredient and Product Description
Trifecta Crop Control	Preventative and cure for powdery mildew, mites, mold, and pests.
	Active Ingredients: Thyme oil, clove oil, garlic oil, peppermint oil, corn
	oil, geraniol, citric acid, rosemary oil
Mammoth Bio Control	Mite and insect prevention. Active Ingredients: Thyme oil, corn oil

iii. Herbicides	
Product Name	Active Ingredient and Product Description
None	N/A
iv. Rodenticides	
Product Name	Active Ingredient and Product Description
None	N/A

B. Product Storage Location
i. Do you use secondary containment for the storage of fertilizers, pesticides, herbicides, and rodenticides? ☒ Yes ☐ No
ii. Where are products stored on site? Indicate the storage location on your site map. Inside a locked chemical storage shed located on-site (see attached Site Map).
C. Bulk Fertilizers and Chemical Concentrates
i. How are bulk fertilizers and chemical concentrates stored, mixed, and applied? Fertilizers will be stored in sealed secondary containers. Fertilizers will be stored on-site inside a locked chemical storage shed, located on the Site Map (attached).
ii. How are empty containers disposed of? Empty containers will be removed during waste disposal pick-up and disposed of off-site.
i. What procedures are in place to prevent spills of fertilizers, pesticides, herbicides, and rodenticides? Containers will be kept closed when handling and storing, and will not be used in a manner that would allow materials or rinse water to contaminate downstream water sources.
ii. What procedures are in place to clean up spills if they occur? Salinas Veggie Mix 8-4-4: Per manufacturer SDS, "Collect by sweeping or using dustless method (vacuuming) and place in appropriate container for use or disposal."Nature's Pride Veg Fertilizer (GreenGro): Per manufacturer MSDS, "Avoid generation of dust; do not inhale. Large spills: Take up by mechanical means and dispose of in accordance with local regulations. Small spills: Sweep up dry and containerize. Reuse if suitable or dispose of in accordance with local regulations." Trifecta Crop Control: Per manufacturer SDS, "Contain spill or leak and soak up as much material as possible. Put collected material into suitable containers for disposal. Close or cap valves and/or block plug hole in leaking container. Use appropriate containment to avoid runoff or release to sewer or waterways." Mammoth Bio Control: "Contain the spill to prevent discharges to surface streams or storm sewers" per manufacturer SDS.

3. Petroleum Product BPTC Measures

A. Product List	
List all petroleum products used in the section below.	
Product Name	Product Description
None	N/A

B. Product Storage Location

i. Do you use secondary containment for the storage of petroleum products?
☐ Yes ☐ No

ii. Where are products stored on site? Indicate the storage location on your site map.

N/A

C. Product Use

iii. How are fuels, lubricants, and other petroleum products stored, mixed, and applied?

N/A

iv. How are empty containers disposed of?

N/A

D. Spill Prevention and Cleanup Plan

i. What procedures are in place to prevent spills of petroleum products?

N/A

ii. What procedures are in place to clean up spills if they occur? N/A

4. Trash/ Refuse, and Domestic Wastewater BPTC Measures

A. Type of Trash/ Refuse
i. What types of trash/ refuse will be generated at the site? Include a description of all solid waste materials (e.g. spent hydroponic growing media, organic materials, plastic, paper, glass, clay, etc.) Inorganic: Empty containers, plastic wraps for new equipment and materials. Organic: Cuttings and trimmings from typical cannabis growing operations.
ii. How will trash/ refuse be contained and properly disposed of? Biological cannabis waste will be composted on-site. Future composting location shown on site map. Trash will be contained in a 50 gallon trash receptacle located on-site, in trash bags. Trash hauler will be contracted to haul inorganic waste off-site on a weekly basis. Future trash receptacle location shown on site map.
iii. Where will trash/ refuse be stored? Indicate the location of trash/ refuse storage on your site map. See site map for future approximate trash location.

B. Personal Waste
i. How many employees, visitors, and residents will you have at the site? Employees: 4-6 Residents: N/A Visitors: 4 per Year
ii. What types of domestic wastewater will be generated at the site? Check all that apply. ☐ Household generated wastewater ☒ Chemical toilet waste ☐ Other: _____
iii. How will domestic wastewater be disposed? Check all that apply. ☐ Sewer ☐ Permitted onsite wastewater treatment system (e.g. septic tank and leach lines) Provide a schematic and a copy of your permit for the system. ☒ Chemical toilets or holding tank. If so, provide the name of the servicing company and frequency of service: Lakeport Disposal Company, Inc. once a week ☐ Outhouse, pit privy, or similar. (Use of this alternative requires approval from the Regional Board Executive Officer. Attach the approval from the Executive Officer and any conditions imposed if using this alternative. Indicate the location of any domestic wastewater treatment, storage, or disposal areas on your site map, as well as the locations of all water wells (e.g. drinking water, irrigation water, commercial water, etc.) inside or within 0.5 mile of the site boundary.)

5. Winterization BPTC Measures

A. Winterization Activities Performed
What activities will be performed to winterize the size and prevent discharges of waste? All disturbed soil areas will be seeded as necessary, and silt fence will be installed downhill of disturbed areas and kept in place during the winter.

B. Maintenance of Drainage and Sediment Capture Features
What maintenance activities will be performed to remove debris and soil blockages from drainage and sediment capture features (e.g. drainage culverts, drainage trenches, settling ponds, etc.) and ensure adequate capacity exists? Include a description of how all solid waste materials are managed. Vegetated swales or retention basins blocked with debris or sediment will be cleaned out as necessary. Sediment and debris removed from vegetated swales and retention basins will be disposed of off-site.
C. Revegetation Activities
What revegetation activities will occur at the beginning or end of the precipitation season? During beginning of the precipitation season as part of the winterization process, in order to give re-seeded areas time and precipitation to grow and stabilize.
D. Compliance Schedule
If any Winterization BPTC measure cannot be completed before the onset of winter period, contact the Regional Water Board to establish a compliance schedule.
Provide a timeline for implementation of these measures: All winterization measures to be implemented prior to October 15th.

6. Cannabis Cultivation Details

A. Growing Methods

i. Where is cannabis grown?

☐ Fully outdoor ☐ Hoophouse ☒ Greenhouse with permeable floors

☐ Other (describe): _____

ii. What type of container is cannabis grown in? Check all that apply.

☐ In ground ☐ Raised beds ☒ Pots/ grow bags/ trays on the ground

☐ Pots/ grow bags/ trays elevated off the ground ☐ Other (describe): _____

iii. If cannabis is grown in containers elevated off the ground, is irrigation tailwater collected?

☐ Yes ☐ No ☐ A portion of it is collected ☒ N/A

If yes, describe what you do with the captured irrigation tailwater:

B. Irrigation Water Treatment

i. Is irrigation water filtered prior to use?

☐ Yes ☒ No

If irrigation water is filtered, answer the questions below:

ii. What type of filtration is used (i.e. reverse osmosis, ion exchange, etc.)?

N/A

iii. What is the maximum volume of water filtered per day?

N/A

iv. How are filter residuals (i.e. brines, etc.) disposed of?

N/A

v. What is the volume of residual produced?

_____ gallons per Day

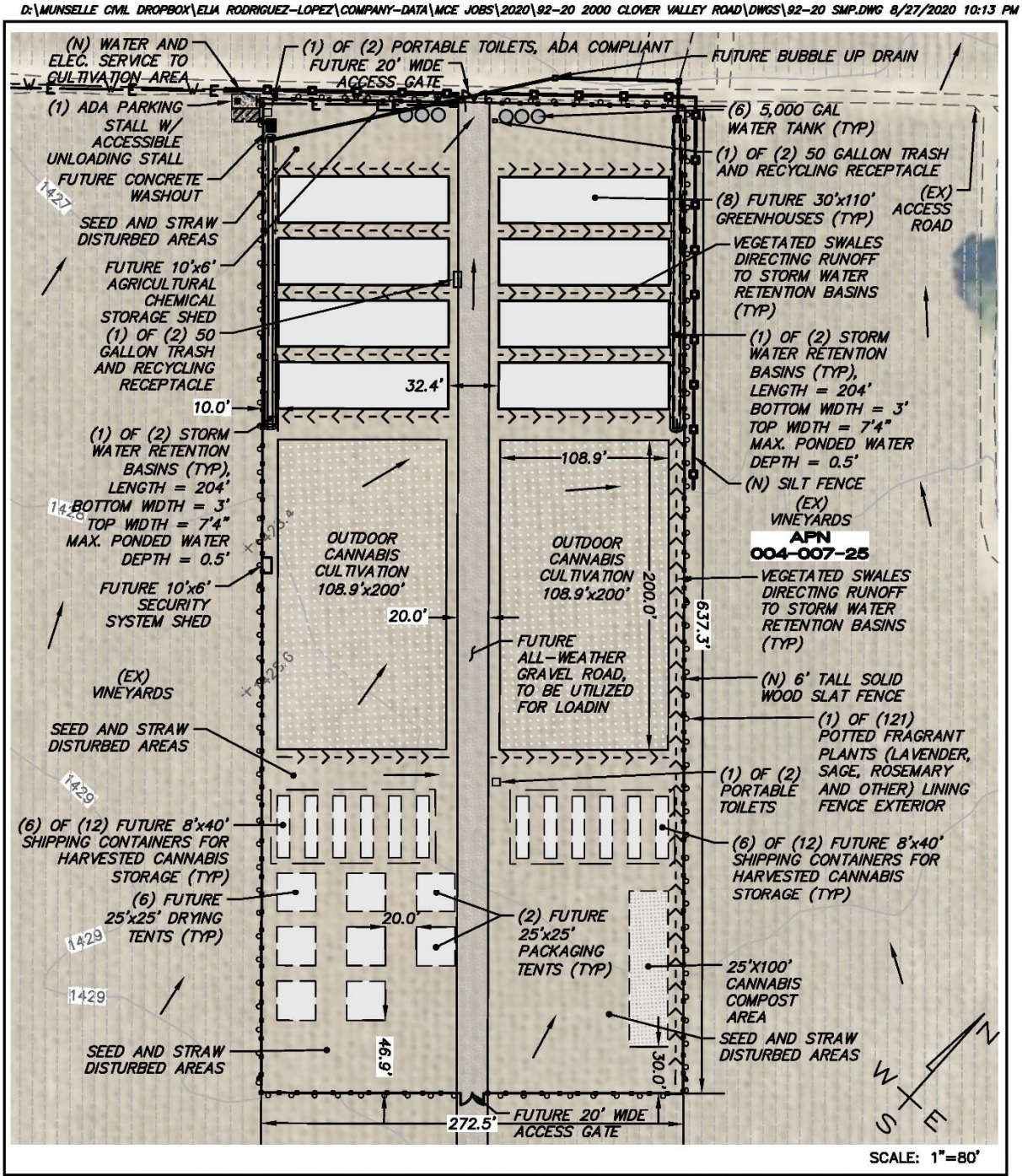
7. Certification

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.

☐ I have read and accept the above terms.

Operator/ Responsible Party _____ Date Prepared _____

D:\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2020\92-20 2000 CLOVER VALLEY ROAD\DWGS\92-20 SMP.DWG 8/27/2020 10:13 PM El



SCALE: 1"=80'

DATE: 8/27/2020 JOB NO. 92-20 SHEET 2 OF 2	**SITE MANAGEMENT PLAN** CRISTHIAN HERNANDEZ PROPERTY APN 004-007-25 2000 CLOVER VALLEY ROAD UPPER LAKE, CA	MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING ◆ SURVEYING ◆ PLANNING ◆ CONST. MANAGEMENT 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968