COUNTY OF LAKE
Planning Commission

Commissioner Monica Rosenthal District I
Commissioner Everardo Chavez District II
Commissioner Batsulwin Brown District III
Commissioner Maile Field District IV
Commissioner Sharron Zoller District V

THURSDAY, JULY 9, 2026
9:00 AM
AGENDA - Final

Director Mireya G. Turner
Deputy County Counsel Nicole Johnson
P.C. Clerk Yolanda Claybon

GENERAL INFORMATION

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting. Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission and is not already on today's agenda or scheduled for a future public hearing. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, CA.

AGENDA AVAILABLE ONLINE AT www.lakecountyca.gov

Meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at https://countyoflake.legistar.com/Calendar.aspx, To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

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1. 9:00 AM - Call To Order

2. Pledge of Allegiance

3. Verification of Legal Notice

4. Consent Agenda

5. Public Input

6. Timed Items - Public Hearings

6a Consideration of General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project, located at 5245 Third Street, Kelseyville (APN 024-083-06)

Memo: 26-0708

Attachments: Staff Report
Application & Site Photos
Site Plans
NEPA Documentation

6b Consideration of proposed Major Use Permit Amendment PL-25-243 (UP 24-20) East Side Farms, Inc./ Ross Cunningham proposes a maximum of up to 50,560 square feet of outdoor commercial cannabis canopy and appurtenant facilities located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57).

Memo: 26-0709

Attachments:
- Staff Report
- Site Plans
- Conditions of Approval
- Property Management Plan
- Initial Study
- Grading Questionnaire
- Hydrogeologic Report
- Drought Management Plan
- Biological Report July 10, 2024
- Biological Report March 19, 2026
- Agency Comnnets
- Tribal Comments

7. Non-Timed Items

8. Department Update

9. Adjournment

Memorandum

7/9/2026 **Item#:**6a

Memorandum

Date: **July 9, 2026**

To: **The Lake County Planning Commission**

From: Mireya G. Turner, Community Development Director; Lars Ewing, Public Works Director; Michelle Irace, Senior Planner; Joseph Cooper, Capital Project Manager

Subject: Consideration of General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project, located at 5245 Third Street, Kelseyville (APN 024-083-06)

EXECUTIVE SUMMARY

Requested Action

The Planning Commission will consider approval of a General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project.

Background

The Kelseyville Senior Center is a facility that is operated by Kelseyville Seniors, Inc., and provides a number of services to residents in the area, including but not limited to: meals, social events, art and music classes, exercise and movement classes, as well as public gatherings and meeting spaces. Major Use Permit 02-14 was approved for operation of the Kelseyville Senior Center by the Kelseyville Seniors, Inc. on January 23, 2003. In 2023, the County of Lake purchased the property with American Rescue Act funds, and leases it back to Kelseyville Seniors, Inc. for continued use of the building. A General Plan Conformity (GPC 23-05) determination was approved by the Planning Commission on December 14, 2023, for the purchase of the building. However, at that time, the County leased the building back to Kelseyville Seniors, Inc. and did not propose construction.

Project Overview

The Lake County Public Works Department proposes to remodel the existing Kelseyville Senior Center building, located at 5245 Third Street, Kelseyville. The County has received grant funding from the CA Department of Housing and Community Development (HCD) under the Mitigation Resilient Infrastructure Program (MIT-RIP), which comes from the U.S. Department of Housing and Urban Development (HUD) to improve the facility. As a part of its efforts to become a climate resilient community, the County is investing in the facility to become a Community Resource Center in the

event of extreme heat events and power outages.

Proposed improvements include renovation of the Senior Center and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roofline. See Project Description section of this Staff Report for more information.

Recommended Action:
Staff recommends the Planning Commission take the following actions:

A. Find that the Kelseyville Senior Center Renovation Project (PL 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) can be categorically exempt from further CEQA review pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301, Existing Facilities, based on the information and findings in the Staff Report dated July 9, 2026.

B. Find that the Kelseyville Senior Center Renovation Project (PL 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) is in conformance with the Lake County General Plan and Kelseyville Area Plan, based on the information and findings in the Staff Report dated July 9, 2026.

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
255 N. Forbes Street – 3rd Floor
Lakeport, California 95453
Planning • Building • Code Enforcement
Phone: (707) 263-2221 • Fax: (707) 263-2225

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director; Lars Ewing, Public Works Director; Michelle Irace, Senior Planner; Joseph Cooper, Capital Project Manager

DATE: July 9, 2026

SUBJECT: Consideration of General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project, located at 5245 Third Street, Kelseyville (APN 024-083-06)

ACTION REQUESTED

The Planning Commission will consider approval of a General Plan Conformity Determination and CEQA Categorical Exemption (PL-25-411) for the Kelseyville Senior Center Renovation Project.

BACKGROUND

The Kelseyville Senior Center is a facility that is operated by Kelseyville Seniors, Inc., and provides a number of services to residents in the area, including but not limited to: meals, social events, art and music classes, exercise and movement classes, as well as public gatherings and meeting spaces. Major Use Permit (02-14) was approved for operation of the Kelseyville Senior Center by the Kelseyville Seniors, Inc. on January 23, 2003. In 2023, the County of Lake purchased the property with American Rescue Act funds, and leases it back to Kelseyville Seniors, Inc. for continued use of the building. A General Plan Conformity (GPC 23-05) determination was approved by the Planning Commission on December 14, 2023, for the purchase of the building. However, at that time, the County leased the building back to Kelseyville Seniors, Inc. and did not propose construction.

PROJECT OVERVIEW

The Lake County Public Works Department proposes to remodel the existing Kelseyville Senior Center building, located at 5245 Third Street, Kelseyville. The County has received grant funding from the CA Department of Housing and Community Development (HCD) under the Mitigation Resilient Infrastructure Program (MIT-RIP), which comes from the U.S. Department of Housing and Urban Development (HUD) to improve the facility. As a part of its efforts to become a climate resilient community, the County is investing in the facility to become a Community Resource Center in the event of extreme heat events and power outages.

Proposed improvements include renovation of the Senior Center and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roofline. See Project Description section of this Staff Report for more information.

Figure 1- Vicinity Map

PROJECT SUMMARY

As a part of its efforts to become a climate resilient community, the County of Lake is investing in the facility to become a Community Resource Center in the event of extreme heat events and power outages. The project proposes renovating the existing Senior Center building to create a safe and resilient space for day-to-day operations, as well as a meeting location for when emergencies and disasters occur. The project would include the main components listed below. A full project description and photos of the site are included in Attachment 1. Site plans are included in Attachment 2.

- Renovation of approximately 2,163 square feet of the existing senior event center building, including a commercial kitchen upgrade.
- New construction of a 435 square foot entry vestibule and office addition (within the existing footprint of the facility and roof).
- Façade improvements including new exterior elevations for the North, South, East, and West building faces, and a new entry vestibule with exterior doors, windows, and framing.
- Roof replacement over the renovated area, including new roof trusses.
- ADA improvements including accessible counters, restrooms, parking reconfiguration, rolled curb and gutter installation, new storm drain infrastructure, sidewalk improvements, and pavement overlay.
- Landscaping totaling 30 square feet, subject to the State's Model Water Efficient Landscape Ordinance (MWELO) documentation requirements.

- Electric power generator to accommodate health equipment such as oxygen, continuous positive airway pressure (CPAP) machines, respirators, power wheelchairs, and refrigerators for insulin, during power outage events.

Construction. Construction would take approximately five to eight months and would be in seven phases. All construction activities would be within existing paved areas, parking lots and road/right-of-way. Equipment and materials staging would occur within the existing paved parking lot areas. A total of 25 construction workers are anticipated to complete the work. Hours of construction would be Monday through Friday, from 7:00 a.m. to 7:00 p.m. Construction would occur during the dry season and standard stormwater and erosion control Best Management Practices (BMPs), such as hay waddles and silt fencing, would be deployed as needed. No trees or vegetation would be removed.

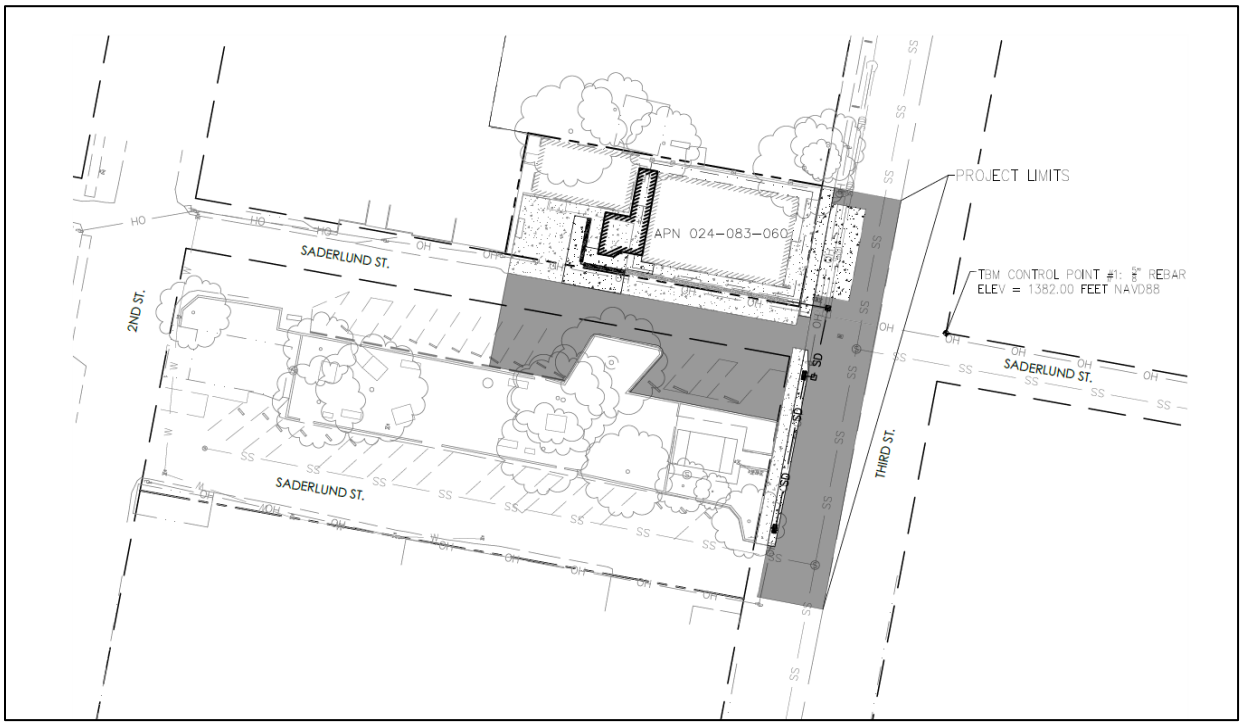
The following construction equipment will be required for the project:

- Excavation: Skid-steer loader, mini-excavator (right-of-way and foundation work).
- Concrete equipment: Concrete mixer truck, concrete pump, forms (foundation and curb work).
- Lifts: Scissor lift or boom lift for roof and ceiling work.
- Interior demolition: Reciprocating saws, demolition hammers, hand tools.
- Roofing: Roofing Nailer articulation lift for parapet/overhang work.
- Paving: Asphalt paver, compactor, plate compactor, dump trucks.
- Utility work: Trenching machine or mini-excavator for storm drain installation.
- Dumpsters / Roll-offs: Multiple on-site for demolition debris staging.
- Delivery vehicles: Flatbed trucks for structural materials, roofing materials, and equipment.
- Concrete washout area shown on erosion control plan C8.

Figure 2- Existing Building

Source: Google Earth, 2026

Figure 3- Site Plan Showing Project Limits (full site plans are included in Attachment 2)



Source: Application Materials

Figure 4- Area of Proposed Expansion

Source: Site Visit Photos

STAFF ANALYSIS

Zoning Ordinance

According to the Lake County Municipal Code Zoning Map, the site is zoned Two-Family Residential "R2". As previously described, Major Use Permit (02-14) was approved for operation of the Kelseyville Senior Center by the Kelseyville Seniors, Inc. on January 23, 2003.

According to the Lake County, Zoning Ordinance Article 2, Section 2.4 (b) Exemptions, development undertaken by the County of Lake is exempted (Ord. 1749, 7/7/1988). Thus, any proposed development must adhere to the Lake County General Plan and is not subject to the Lake County's Zoning Ordinance. However, The County of Lake must continue to ensure full compliance with all applicable federal and state regulations.

General Plan Conformity

Government Code Section 65402 (Planning and Zoning Laws) states the following: (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

The analysis of GPC 23-05 for acquisition of the property in 2023, determined that the use, purchase and operation of the building was in conformance with the Lake County General Plan and Kelseyville Area Plan.

The December 14, 2023, Staff Report and associated analysis can be found online at: https://countyoflake.legistar.com/View.ashx?M=A&ID=1146091&GUID=3C42BEF6-FAC8-41A2-B1AB-BF398636EF2B

In summary, the purchase and continued use of the building was determined to be in conformance with goals and policies pertaining to public facilities and land use compatibility contained within Chapter 3 (Land Use) and Chapter 5 (Public Services and Facilities) of the 2008 General Plan, as well as the Kelseyville Area Plan. The proposed renovation of the existing building and associated utility improvements would further support the noted goals and policies of the General Plan and Kelseyville Area Plan.

For the reasons described above, the proposed project would therefore conform to the Lake County General Plan.

ENVIRONMENTAL REVIEW

CEQA. The proposed project is exempt from further environmental review under the California Environmental Quality Act (CEQA), pursuant to California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 "Existing Facilities", Class 1 (e)(1). Examples of projects

within this exemption includes, but is not limited to: interior and exterior alterations to buildings, existing streets, sidewalks and utilities; restoration and rehabilitation of deteriorating structures; and additions to existing structures, provided that it will not result an increase of 50% of the floor area or 10,00 sf.

The project includes renovation of an existing public structure (approximately 2,300 sf) and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roof. The project is developed with a building and parking lot, and does not contain any sensitive habitats. Additionally, the site does not contain any of the exceptions listed in Section 15300.2 of the CEQA Guidelines that would result in the project qualifying for Categorical Exemption. These include the presence of hazardous waste sites, damage to scenic highways, substantial adverse change to a historical resources, and significant cumulative impacts. Lastly, there are no known recorded cultural resources on-site. A request for review and opportunity to comment was provided to several departments and agencies with jurisdiction or interest over the project, including all Lake County-affiliated Tribes. Agency comments received are included in Attachment 3.

Based on the above information, the Lake County Community Development Department has determined that the project will not have a significant effect on the environment and the project can be exempt from further review under Section 15301.

NEPA. Because the grant funding for the project comes from the U.S. Department of Housing and Urban Development (HUD) environmental review under the National Environmental Policy Act (NEPA) is required. In accordance with NEPA, a Categorical Exclusion per 24 CFR §58.5(a)(1), which includes acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements, has been approved by HCD/HUD, for the project. For informational purposes, the NEPA documentation is included in Attachment 4. No action by the Planning Commission is required pertaining to NEPA.

RECOMMENDATIONS

Staff recommends the Planning Commission take the following actions:

A. Find that the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) can be categorically exempt from further CEQA review pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301, Existing Facilities, based on the information and findings in the Staff Report dated July 9, 2026.

B. Find that the Kelseyville Senior Center Renovation Project (PL-25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) is in conformance with the Lake County General Plan and Kelseyville Area Plan, based on the information and findings in the Staff Report dated July 9, 2026.

SAMPLE MOTIONS

Categorical Exemption
I move that the Planning Commission find the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) can be categorically exempt from further CEQA review pursuant to the California Code of Regulations, Title 14, Division 6, Chapter

3, Section 15301, Existing Facilities, based on the information and findings in the Staff Report dated July 9, 2026.

General Plan Conformity
I move that the Planning Commission find the Kelseyville Senior Center Renovation Project (PL- 25-411), located at 5245 Third Street, Kelseyville (APN 024-083-06) is in conformance with the Lake County General Plan and Kelseyville Area Plan, based on the information and findings in the Staff Report dated July 9, 2026.

NOTE: The applicant or any interested person is reminded that the Lake County Municipal Code provides for a seven (7) calendar day appeal period if there is a disagreement with the Planning Commission. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Planning Commission's decision on this matter.

ATTACHMENTS:

1. Project Description and Site Photos
2. Site Plans
3. Agency Comments
4. NEPA documentation

COUNTY OF LAKE
PUBLIC SERVICES DEPARTMENT

PROJECT OVEREVIEW

Kelseyville Senior Event Center Remodel

5245 Third Street, Kelseyville, CA 95451 | APN: 024-083-06

TO:	Community Development Department Staff
FROM:	PUBLIC SERVICES Staff
DATE:	April 2026
SUBJECT:	Document Review: Permit Set and MWELO Package, Kelseyville Senior Event Center Remodel
APPLICANT:	County of Lake | Joseph Cooper, Owner's Representative
ARCHITECT:	Endemic Architecture, Alameda CA (CA Lic. C-38874)
DOCUMENTS:	Permit Set (67 sheets, issued 08/18/2025); MWELO Landscape Documentation Package (6 pages)

1. Summary

This summary presents a review of the project documents submitted for the Kelseyville Senior Event Center (KSEC) Remodel at 5245 Third Street, Kelseyville, California (APN: 024-083-06). The project is owned and initiated by the County of Lake. Documents reviewed include a 67-sheet permit set prepared by Endemic Architecture (dated August 18, 2025) and the County of Lake MWELO Landscape Documentation Package.

The project involves a combination of renovation to an existing 1965 single-story concrete masonry unit (CMU) building and a modest new construction addition. The scope is both interior and exterior, involves structural, architectural, mechanical, plumbing, electrical, fire/life safety, accessibility, civil/grading, drainage, and landscape work. Key components include:

- Renovation of approximately 2,163 square feet of the existing senior event center building, including a commercial kitchen upgrade.
- New construction of a 435 square foot entry vestibule and office addition.
- Full roof replacement over the renovated area, including new roof trusses.
- Significant site work along both Saderlund Street and Third Street frontages, including ADA-compliant parking reconfiguration, rolled curb and gutter installation, new storm drain infrastructure, sidewalk improvements, and pavement overlay.
- Landscaping on the project site totaling 30 square feet, subject to MWELO documentation requirements.
- Existing fire sprinkler system is noted as present; deferred submittals include a new roof truss design and solar installation.

2. Project Details

2.1 Existing Site and Building Conditions

The project site is located at 5245 Third Street in Kelseyville, California, at the intersection of Third Street and Saderlund Street. The parcel is identified as APN 024-083-06, consists of approximately 0.16 acres (6,969.5 square feet), and is owned by the County of Lake. The existing structure is a one-story CMU building constructed in 1965 and currently functions as a senior event center. Existing lot coverage is noted at 48%. The building is served by County sewer, Konocti Mutual water, and is located in Seismic Design Category D, Wind Exposure B, and Climate Zone 2. The site is not mapped in a FEMA flood zone per the project data sheet.

The building is classified as Occupancy A (Assembly), with a rated occupancy of 153 persons. The existing building height is 13'-11.5". Fire sprinklers are noted as existing. An existing on-site trailer is shown on plan sheets to remain in place.

2.2 Proposed Work Scope

Architectural / Interior

- Renovation of 2,163 sf of the existing CMU building interior, including the main event space, commercial kitchen, restrooms, and supporting areas.
- New 435 sf one-story addition housing a new entry vestibule and office. New construction height is noted at 16'-0".
- Total project area of 2,598 sf upon completion. New total lot coverage of 52%.
- Commercial kitchen upgrade with 3-compartment sink, floor sinks, food storage shelving, equipment on sanitary legs or sealed curbs, and grease-producing equipment under ventilation hoods.
- New and reconfigured interior walls, doorways, windows, cabinetry, and finish work per sheets A1.07, A4.00, A4.01, A6.00.
- Restroom upgrades including accessible fixtures and ventilation (minimum 5 air changes/hour per sheet A0.00 Health Department notes).
- Power plan (A1.08), lighting plan (A1.09), plumbing diagrams (A1.10), and mechanical diagram (A1.11) all included.

Structural

- Structural drawings prepared by Hewitt Consulting Group (Yuba City, CA).
- New structural foundation plan for addition area (S2.2), new roof framing plan (S2.3), and ceiling framing plan (S2.4).
- CMU wall elevations documented on sheets S3.0 and S3.1.
- Special inspections and observations plan included on sheet S1.1.
- New roof truss system is listed as a deferred submittal.

Roofing

- Full roof replacement over the renovated building area. Existing roof shingles, underlayment, and waterproofing are to be removed and replaced.
- Existing shed roof and a portion of the existing main roof are to be removed per sheet A1.05
- Existing gutters and downspouts on both sides to be replaced (sheet A1.05).
- New roof plan shown on sheet A1.12. Roof detail sheets at A5.00 and A5.01.

Exterior / Facade

- New exterior elevations for the North, South, East, and West building faces included (sheets A2.00, A2.01, A2.02).
- New entry vestibule with exterior doors, windows, and framing.
- Exterior door details on sheet A5.03; window details on A5.02.

Accessibility (ADA / CBC 11B)

- Egress and accessibility diagrams on sheet A1.00 document path of travel from both street frontages.
- Continuous unobstructed path of travel noted at 29-0" width from Third Street and 11'-0" from the south.
- ADA parking stall shown on civil site plan (sheet C4), referencing Caltrans Detail A90A per sheet C10.
- 270 sf concrete sidewalk per County standard Detail 211-AB shown on site plan.
- Ramp plan, ramp cross section, and ramp long section shown on sheet A1.00. New CMU wall and ramp with stainless steel railing noted.
- Accessible counters per CBC 11B sections 707.7.2 and 707.9 for POS devices noted in accessibility notes.
- Accessible restrooms included; toilet room doors noted as self-closing and tight-fitting.

Fire / Life Safety

- Existing fire sprinkler system noted. Fire suppression drawings included: sheets FP1 through FP5, including piping plan, reflected ceiling plan, attic sprinklers, and section.
- Fire suppression contractor listed as Totorica Plumbing Inc., Kelseyville CA.
- Deferred submittal: solar installation (sheet A0.00 Deferred Submittals list).

Civil / Site Work

- Civil improvement plans prepared by California Engineering Company, Inc. (Yuba City, CA), dated June 2025, labeled DRAFT.
- 10 civil sheets covering existing conditions and demolition (C3), overall site plan (C4), grading and utility plan for Saderlund Street (C5) and Third Street (C6), striping plan (C7), erosion control plan (C8), and details (C9, C10).
- Saderlund Street frontage: 3-inch grind and 3-inch FRAC overlay underlain with fabric; rolled curb and gutter installation; trench drain connecting to existing storm system.
- Third Street frontage: 3-inch grind and 3-inch FRAC overlay from roadway to centerline; new 540 sf of 6" PCC concrete sidewalk; ADA parking stall; 12" HDPE storm drain and drop inlets; junction box installation.
- New building pad extension shown on civil site plan.
- Storm drain system upgraded on Third Street per grading and utility plan C6, including 12" HOPE Type S SD pipe connections, 24x36 catch basins, and connection to existing system.
- Erosion and sediment control plan provided on sheet C8, including concrete washout area and BMP measures around inlets.

Demolition

- Interior demolition plan shown on sheet A1.04.
- Structural foundation demolition (S2.0) and roof demolition (S2.1) documented separately.
- Existing shed roof removal noted.
- Existing site improvements at both street frontages to be removed and replaced per civil demolition plan (C3).

Utilities

- Sewer service: County of Lake (Lake County Special Districts).
- Water service: Konocti Mutual.
- Electrical: Pacific Gas and Electric (PG&E).
- Gas: Pacific Gas and Electric (PG&E).
- Backflow prevention required for potable water supply.

- Commercial hot water heater (tankless type) sized to serve kitchen and handwashing sinks simultaneously.

Landscaping

- MWELO Landscape Documentation Package submitted for project site at 5245 Third Street, Kelseyville.
- Total landscaped area: 30 square feet. Zero turf area. All 30 sf is designated as plant area.
- Project type: Commercial, Public, Rehabilitation. Water supplier: County of Lake. Supply type: Potable.
- MWELO criteria questions 1 and 2 both answered No (exempt from full MWELO compliance given the small landscape area). Question 3 answered No.
- Note: The MWELO form indicates the project incorporates landscaping, but the small area (30 sf) falls below both the 500 sf new construction and 2,500 sf rehabilitation thresholds, suggesting likely exemption. Staff should confirm this determination and note the incomplete hydrozone calculation worksheets (Sections A and B of the MWELO package are blank).

3. Construction Duration, Equipment, and Work Effort

The project is best classified as a Moderate-to-Major Remodel. The combination of structural demolition and replacement (roof framing, portions of foundation), full interior renovation, new addition, commercial kitchen installation, and significant right-of-way improvements places this project above a simple light remodel. The new CMU-based addition and new roof truss system add complexity.

3.1 Estimated Construction Phases and Timeline

Phase	Estimated Duration / Description
Phase 1 - Mobilization & Demolition	2 to 4 weeks. Site staging, temporary facilities, interior demolition of finishes and partition walls, structural roof demolition, removal of existing shed roof, site preparation along street frontages.
Phase 2 - Structural / Foundation Work	3 to 6 weeks. New foundation for addition, CMU wall work, new framing, structural upgrades per structural engineer's plans.
Phase 3 - New Roof System	2 to 4 weeks. New roof truss installation (deferred submittal), roofing, underlayment, waterproofing, gutters, and downspouts.
Phase 4 - MEP Rough-In	3 to 5 weeks. Rough plumbing, electrical, mechanical (HVAC), and fire sprinkler work throughout building.
Phase 5 - Interior Build-Out	4 to 8 weeks. Framing, insulation, gypsum board, commercial kitchen equipment, casework, finishes, accessibility features, restrooms, lighting, power.
Phase 6 - Site / Civil Work	3 to 6 weeks. Street improvements (pavement, curb/gutter, sidewalk), ADA parking stall, storm drain installation, trench drain, junction box, grading, and erosion control.
Phase 7 - Landscaping & Closeout	1 to 2 weeks. 30 sf landscape installation, final inspections, punch list, commissioning.
TOTAL ESTIMATED RANGE	Approximately 5 to 8 months, assuming continuous work, no major weather delays, timely inspection scheduling, and prompt resolution of deferred submittals.

Assumptions underlying this estimate: single shift 7am to 7pm, five-day-per-week construction; no significant unforeseen subsurface conditions; deferred submittals (solar, roof truss) resolved early; no environmental remediation delays; timely inspections by County.

Factors that could extend schedule: supply chain delays for; permitting delays on street improvement permits; coordination delays with utility companies.

3.2 Key Trades Involved

- General contractor and project superintendent
- Demolition subcontractor
- Concrete / CMU masonry subcontractor
- Structural / rough carpentry framing
- Roofing contractor
- Plumbing contractor (includes commercial kitchen rough-in and sanitary systems)
- Electrical contractor
- Mechanical / HVAC contractor
- Fire sprinkler contractor (Totorica Plumbing Inc. identified in plans)
- Accessibility / finish carpentry
- Civil / grading contractor
- Paving contractor
- Landscaping contractor

3.3 Likely Equipment

- Excavation: Skid-steer loader, mini-excavator (right-of-way and foundation work)
- Concrete equipment: Concrete mixer truck, concrete pump, forms (foundation and curb work)
- Lifts: Scissor lift or boom lift for roof and ceiling work
- Interior demolition: Reciprocating saws, demolition hammers, hand tools
- Roofing: Roofing Nailer articulation lift for parapet/overhang work
- Paving: Asphalt paver, compactor, plate compactor, dump trucks
- Utility work: Trenching machine or mini-excavator for storm drain installation
- Dumpsters / Roll-offs: Multiple on-site for demolition debris staging
- Delivery vehicles: Flatbed trucks for structural materials, roofing materials, and equipment
- Concrete washout area shown on erosion control plan C8

Photo of existing building, taken from Main Street

Photo of existing buildings, taken from Saderlund St

Photo of parking area and Senior center from Saderlund St

Photo from Saderlund of proposed expansion area

Attachment 2

BUILDING DEPARTMENT & GENERAL CONTRACTOR NOTES

1. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL GOVERNING NATIONAL, STATE AND LOCAL BUILDING CODES, AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING.
2. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS.
3. CONTRACTOR SHALL HAVE CURRENT WORKERS' COMPENSATION INSURANCE IN COMPLIANCE WITH CALIFORNIA LABOR LAW.
4. DRAWINGS -- ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY THE CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO THE CONTRACTOR SHALL BE REVIEWED WITH THE ARCHITECT FOR DIRECTION. ANY ASSUMPTIONS MADE BY THE CONTRACTOR, WHICH CONFLICT WITH THE WORK SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
A._DIMENSIONS TAKE PRECEDENCE OVER SCALES.
B._LARGE-SCALE DETAILS ARE PRECEDENT OVER SMALL SCALES
C._ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACES, EXCEPT FOR ON THE FOUNDATION PLAN OR OTHERWISE NOTED.
D._GRID LINES SET TO OUTSIDE FACE OF CONC. WALLS
E._ALL WORK SHALL BE ERECTED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE DETAILS.
F._DETAILS MARKED TYPICAL SHALL APPLY IN ALL CASES U.N.0.
5. CONTRACTORS SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS BETWEEN FIELD CONDITIONS AND PROPOSED SCOPE OF WORK INDICATED ON DRAWINGS.
6. CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND EXPRESSED DIMENSIONS HEREIN. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING / CONTINUING WORK.
7. THE CONTRACT ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR SHALL PROVIDE PLANS & PERMITS FOR TEMPORARY SHORING OF EXCAVATIONS THAT REMOVE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING / STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE.
8. THE CONTRACTOR SHALL PURCHASE "ALL RISK" BUILDER'S RISK COVERAGE WITH A SUFFICIENT LIMIT TO PROTECT THE ACTUAL REPLACEMENT VALUE OF THE WORK. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS ADDITIONAL INSURED. SEE ARTICLE 11 OF AIA DOCUMENT A201 FOR FURTHER INSURANCE INFO.
9. THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE PREPARED FOR THE OWNER'S RECORDS AND DELIVERED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
10. IN PREPARING A BID, THE CONTRACTOR SHALL HAVE VISITED THE SITE OR CONFERRED WITH THE ARCHITECT, CAREFULLY EXAMINED THE DRAWINGS AND THE METHODS OF REMOVAL AND STORAGE OF MATERIALS, THE SEQUENCING OF OPERATION, AND THE PROBLEMS ATTENDANT THERETO. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITION. BID SHOULD ADDRESS OPTIONS AS NOTED IN DRAWINGS.
11. CONTRACTOR SHALL INVESTIGATE AND BE PRESENT AT THE SITE DURING SITE CLEARING, EARTHWORK, EXCAVATIONS, ETC. IF ANY BELOW GRADE ITEMS OR CONDITIONS ARE DISCOVERED WHICH CONFLICT WITH PROGRESS AND INTENT OF THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED.
12. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALL OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, INSERTS OR OTHER OPENINGS, AND OTHER DETAILS. SHOULD A COORDINATION ERROR OR OMISSION BE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECT WILL ISSUE INSTRUCTIONS AS TO PROCEDURE.
14. THE CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DESIGN AS DOCUMENTED IN THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT.
15. PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKER'S USE PER THE LOCAL BUILDING DEPARTMENT REGULATIONS.
16. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
17. CONTRACTOR TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM OR FURNACE FAN SYSTEMS DURING CONSTRUCTION; COVER ALL VENTS & REGISTERS; CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE & LIVING SPACE; FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.
17. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM AND OR FURNACES FAN SYSTEM DURING CONSTRUCTION. COVER ALL VENTS AND REGISTERS TO PROTECT FROM DEBRIS. CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE AND LIVING SPACE. FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.
18. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPERTY, AND ANY PLANT MATERIAL. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT WHICH IS DAMAGED OR INJURED SHALL BE AT THE CONTRACTOR'S COST TO HIM/HERSELF, REPLACED, OR REPAIRED TO "AS IS" CONDITIONS PRIOR TO CONSTRUCTION OR DEMOLITION. SUCH PATCHING OR REPAIR INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:ANY BROKEN OR DAMAGED UTILITIES , SPRINKLER PIPE, ELECTRICAL OR PHONE LINES. CONTRACTOR SHALL PATCH OR REPLACE ANY DAMAGED CONCRETE SIDE WALK.
19. CONTRACTOR SHALL KEEP PROJECT AND SITE AT ALL TIMES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR, PRIOR TO COMMENCING ANY WORK.
20. AT ALL TIMES THE BUILDING, WORK AREA AND SITE SHALL BE KEPT ORDERLY, CLEAN, AND FREE OF DEBRIS & DIRT. DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24 HOUR PERIOD, FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT STRUCTURES OR ADJACENT TO.
21. CONTRACTOR SHALL KEEP NOISE, DUST, DEBRIS, ETC. TO A MINIMUM AS SET FORTH BY OWNER.
22. ALL MATERIAL STORED ON THE SITE SHALL BE STACKED NEATLY ON SKIDS, PLATFORMS OR BLOCKING "HIGH AND DRY" PROTECTED AS RECOMMENDED BY THE MANUFACTURERS, FROM POTENTIAL DAMAGE AND DETERIORATION CAUSED BY THE ELEMENTS.
23. ALL EQUIPMENT, HARDWARE, AND OTHER ITEMS SHALL BE SUPPLIED AS SPECIFIED, UNLESS CHANGES ARE REVIEWED & ACCEPTED BY BOTH THE OWNER AND ARCHITECT. IF CHANGES ARE REQUIRED FOR ANY REASON TO COMPLY WITH THE DESIGN INTENT, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WITH RECOMMENDED COURSE OF ACTION.
24. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES PRIOR TO EXCAVATING FOR UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT SHOULD A PROBLEMATIC CONDITION BE FOUND.
25. REGULATIONS, TAXES AND PERMITS:THE WHOLE OF THE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE REGULATIONS AND CODES OF THE GOVERNMENTAL AGENCIES WHOSE JURISDICTION IS APPLICABLE. THE OWNER SHALL PAY FOR PLAN CHECKING AND BUILDING PERMITS. EACH SUB- CONTRACTOR SHALL SATISFY LOCAL PERMIT, LICENSE, INSURANCE AND SAFETY REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE JOB INSPECTIONS PERTAINING TO HIS/HER TRADE. ALL APPLICABLE TAXES SHALL BE INCLUDED IN THE CONTRACT. SUB-CONTRACTORS SHALL OBTAIN & PAY FOR PERMITS PERTAINING TO HIS/HER TRADE.
26. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO PROJECT FOR ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING TO REVIEW ERRORS, OMISSIONS & DISCREPANCIES PRIOR TO THE PERFORMANCE OF WORK.
27. THE CONTRACTOR SHALL PROVIDE OWNER A LIST OF HEATING, COOLING, WATER HEATING, AND ALL WARRANTIES, MANUALS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING & INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
28. THE CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION, MAINTAIN INSURANCE & ADHERE TO REQ'S OF LOCAL FIRE DEPARTMENT, PRIOR TO ANY CONSTRUCTION.
29. THE CONTRACTOR SHALL PROTECT ALL AREAS OF JOB SITE NOT UNDER CONSTRUCTION BY PROVIDING APPROPRIATE COVERINGS, SUCH AS RAMBOARD, PLASTIC, ETC.
30. THERE SHALL BE NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR THE CONTRACTOR MUST OBTAIN A NECESSARY PERMIT PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
31. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANES, AND PENETRATIONS THROUGH ENVELOPE SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION OR WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY WEATHER-STRIPPED. CONTRACTOR TO DESIGN AND SPECIFY ALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION FROM THE EXTERIOR TO THE INTERIOR.CONTRACTOR TO REFER TO ALL MANUFACTURER SPECIFICATIONS FOR FACADE, WINDOW, AND DOOR PENETRATIONS.
32. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC REACTIONS.
33. ROOFING CONTRACTOR IS RESPONSIBLE FOR INSURING THAT FLASHING AND WEATHER PROOFING ARE WATERTIGHT WHERE ANY NEW STACKS PENETRATE, IF REQ'D.
34. ALL PLUMBING, MECHANICAL, DRAINAGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY A LICENSED CONTRACTOR AND SHALL CONFORM TO ALL LOCAL PREVAILING CODES.
35. ARCHITECT SHALL BE NOTIFIED OF DIMENSIONAL DISCREPANCIES, BUT CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING, PURCHASING OR INSTALLATION.
36. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES & EQUIPMENT.
37. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING TO INSURE PROPER ATTACHMENT OF GYP. BOARD, CABINETRY, BASEBOARD, CASEWORK, ETC. & PACK & SEAL CRACKS.
37. ANY SUBSTITUTIONS SHALL BE REVIEWED AND ACCEPTED BY OWNER AND ARCHITECT PRIOR TO COMMENCING INSTALLATION, ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN REQUIRED ACCEPTANCE SHALL NOT BE REMEDIED BY THE OWNER OR AFFECT THE CONTRACT PRICE.
38. ALL DOOR LOCKS, CATCHES, BUMPERS, CABINET PULLS, ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT AND/OR OWNER.
39. SET AND SECURE ALL CABINETRY, PLUMB AND SQUARE, COUNTER SINK ALL FASTENERS, COUNTERTOPS TO BE GLUED AND SCREWED SECURELY IN PLACE, ADJUST ALL DOORS.
40. MANUFACTURER'S INSTALLATION REQUIREMENTS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS OR NOTES.

HEALTH DEPARTMENT NOTES

1. WALLS ADJACENT TO TRASH BIN AREAS SHALL BE SMOOTH AND WASHABLE.
2. ALL FOOD-RELATED AND UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM. ACCREDITED AGENCIES INCLUDES, NSF, UL, ETL, CSA ETC.
3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS, CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVED BASE. COUNTERTOP EQUIPMENT WILL BE ON A 4" SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.
4. IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.
5. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.
6. TOILET ROOM DOOR TO BE SELF-CLOSING AND TIGHT FITTING.
7. A MINIMUM OF 20 FOOT-CANDLES IS PROVIDED WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, IN AREAS USED FOR HAND-WASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE AND TOILET ROOMS.
8. A MINIMUM OF 50 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.
9. SHATTER PROOF LENSES FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK, AND STORAGE AREAS TO BE PROVIDED.
10. 3-COMPARTMENT SINK MINIMUM SIZE TO HOLD LARGEST EQUIPMENT TO BE WASHED, OR 18"X18"X12" W/ (2) 18" DRAIN BOARDS AND 8" INTEGRAL BACK SPLASH.
11. SINKS TO HAVE SPOUTS CAPABLE OF REACHING EACH COMPARTMENT.
12. THE NUMBER OF EMPLOYEES PER SHIFT WILL BE (2) INCLUDING OWNERS & MANAGERS.
13. THE HOT WATER HEATER IS A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120 DEGREES (F) TO ALL WASHING SINKS AND BETWEEN 100-108 DEGREES (F) TO ALL HAND WASHING SINKS. PEAK DEMAND USED FOR SIZING TANKLESS HEATER.
14. ALL LAVATORIES OR HAND SINKS TO HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER AT 100-DEGREES(F)
15. EACH LAVATORY AND HAND WASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSER.
16. HAND SINKS SHALL BE PROVIDED WITH BACK SPLASH EXTENDING UP THE WALL AT LEAST 8" AND SHALL BE FORMED AS AN INTEGRAL PART OF THE SINK AND SEALED TO THE WALL.
17. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AS AN EXTENT AS POSSIBLE, MUST BE IN WALL.
18. WHERE CONDUITS COULD NOT BE CONCEALED AS INDICATED ABOVE, THEY SHALL BE INSTALLED AT LEAST 6" A.F.F. AND .75"OFF FROM WALLS USING STANDOFF BRACKETS.
19. HORIZONTAL RUNS, DRAIN LINES SHALL TERMINATE AT LEAST 1" ABOVE OVERFLOW RIM OF THE FLOOR SINK VIA RIGID PLUMBING.
20. CONDUITS, PLUMBING, OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA, OR DOOR OPENING.
21. MULTIPLE RUNS OR CLUSTER OF CONDUIT OR PIPELINES SHALL BE FURRED-IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
22. ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK, 15 FEET MAX. FROM EQUIPMENT SERVED, PROVIDE 1" AIR GAP. FLOOR DRAINS CANNOT BE USED IN LIEU OF FLOOR SINKS.
23. FLOOR SINKS TO BE 50% EXPOSED WHEN NO ACCESS IS PROVIDED FOR CLEANING OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREE STANDING EQUIPMENT.
24. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIB UNLESS AN APPROVED BACK FLOW PREVENTER IS PROVIDED.
25. MOPS SHALL BE PLACED IN POSITION THAT ALLOWS THEM TO AIR DRY WITHOUT SOILING WALLS, EQUIPMENT, OR SUPPLIES.
26. THE JANITORIAL SINK FAUCET SHALL BE PROVIDED WITH THREADED OUTER LIP FOR HOSE ATTACHMENT AND APPROVED BACKFLOW PREVENTION DEVICE. NO CHEMICAL DISPENSING SYSTEM OR SHUTOFF VALVES TO BE ATTACHED TO MOP SINK FAUCET OUTLET UNLESS "SIDEKICK" DEVICE IS INSTALLED (NOT APPLICABLE).
27. ADEQUATE MECHANICAL VENTILATION IS PROVIDED TO RESTROOMS. THERE ARE NO JANITOR CLOSETS W/ MOP SINKS, INDOOR TRASH ROOMS, OR DRESSING/CHANGE ROOM(S) IN PROJECT.
28. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.
29. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHENS, FOOD PREPARATION, WORK AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIALS SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.
30. PRIOR TO INSTALLATION, SAMPLES OR SPEC. SHEETS OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED OR REQUESTED.
31. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREPARATION, AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18" DEEP AND START A MINIMUM 6" OFF THE FLOOR SURFACE.
32. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREPARATION SURFACES TO BE STAINLESS STEEL.
33. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.
34. ALL NEW AND REPLACEMENT OF ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR ELECTRICAL EQUIPMENT AS DETERMINED BY AN ANSI ACCREDITED PROGRAM.
35. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY A SIX (6) INCH HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS, OR COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH HIGH CONTINUOUSLY COVED BASE, OR CONC. CURB.
36. RESTROOMS TO BE PROVIDED WITH CEILING EXHAUST FAN & MIN. OF 5 AIR CHANGES PER HOUR, EXHAUST FAN SHALL INTERLOCK WITH ROOM LIGHT SWITCH.
37. THE BUILDING SHALL BE RODENT PROOFED. DOORS LEADING TO THE OUTSIDE ARE TO BE SELF-CLOSING AND HAVE NO MORE THAN .25" GAP AROUND THE PERIMETER OF THE DOOR, SEAL ANY HOLES, CAPS, IN THE WALLS AND CEILING IF FOUND.
38. 3-TIER STORAGE RACKS WITH 6" HIGH LEGS NSF APPROVED, NOT TO EXCEED 5'-9".
39. INSTALL 6" HIGH SPLASH GUARD PARTITION BETWEEN SINKS, MAINTAIN 2" CLEARANCE OF EACH SIDE OF SPLASH GUARD.
40. SEAL AROUND METAL FLASHING, SINK BACK SPLASHES, AND AROUND PIPES AND CONDUITS WITH A NON-HARDENING SILICON SEALANT.
41. HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED ON CBCTABLE 307.1 AND 307.2

OCCUPANCY: A; 153 OCCUPANTS

OCCUPANCY
OCCUPANT LOAD ANALYSIS PER 2025 CBC 303.1.1 AN OCCUPANT LOAD >49 SHALL BE CONSIDERED "A" OCCUPANCY TYPE.

OCCUPANT LOAD
PER CBC 1004.5 AN "A" (ASSEMBLY) OCCUPANCY WITH UNCONCENTRATED (NOT FIXED) TABLES AND CHAIRS SHALL HAVE A MAX OCCUPANCY OF:
NET SF / 15: 2,298sf / 15 = 153 OCCUPANTS.

INDOOR SEATING:
INDOOR SEATING AREA = 1,130SF
PER TABLE1004.5 OCCUPANCY A UNCONCENTRATED:
1,130SF / 15 = *75 NON-FIXED (UNCONCENTRATED) SEATS AT NON-FIXED (UNCONCENTRATED) TABLES*.

EGRESS / OCCUPANCY ADJUSTMENT:
PER CBC TABLE 11B-221.2.1.1 THE MIN. NUMBER OF ACCESSIBLE SEATS SHALL BE FOUR (4).

EGRESS ANALYSIS PER 2025 CBC SECTION 1004-1006. PER CBC TABLE 1006.2.1 A MAXIMUM OCCUPANCY LOAD OF >50 IN AN UNSRPINKLERD SPACE CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 75'-0" AND REQUIRES TWO (2) EXITS. PER SAME TABLE, A SPRINKLERED BUILDING CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 100'-0" AND REQUIRES TWO (2) EXITS.

PER CCR TITLE 8 SEC. 3229: REQUIRED EXIT WIDTH:
(OL / 50) / 2 EXITS = 153 / 50 = 36.06"
NO DOOR LESS THAN 36" = MIN. OF (2) TWO 36" EXIT DOOR SINGLE LEAF OUTSWINGING DOORS NOT MORE THAN 75' FROM OCCUPIABLE SPACE. SEE EGRESS DIAGRAMS.

PROJECT DATA

PARCEL:	024-083-06
JURISDICTION:	LAKE COUNTY
BASE ZONING:	C2
FULL ZONING:	C2-DR
GENERAL PLAN	MDR
SUPERVISOR DIST.:	5
SCHOOL DIST.:	KELSEYVILLE UNIFIED
SEWER:	COUNTY
WATER:	KONOCTI MUTUAL
OCCUPANCY:	A
CONSTRUCTION TYPE:	III-B
YEAR BUILT:	1965
SPRINKLERS:	YES
(E) STORIES / HEIGHT:	1 / 13'-11.5"
(N) STORIES / HEIGHT:	1 / 16'-0"
FLOOD ZONE:	N/A
FIRE HAZARD SEVERITY:	UZ
CLIMATE ZONE:	2
WIND EXPOSURE:	B
EARTHQUAKE ZONE:	II
SEISMIC CATEGORY:	D
FARMLAND CATEGORY:	D
SETBACKS:	
FRONT	10'-0"
BACK	10'-0"
SIDES	10'-0"
MAX HEIGHT	35'-0"

AREAS

(NEW) CONSTRUCTION	435sf.
(RENOVATED) AREA	2,163sf.
LOT AREA:	.16Acres
LOT SQUARE FOOTAGE	6,969.5sf
EXISTING LOT COVERAGE:	48%
NEW TOT. LOT COVERAGE:	52%

OWNERS DATA

OWNER'S NAME: County of Lake
OWNER'S REPRESENTATIVE: Joseph Cooper
OWNER'S ADDRESS:
255 N Forbes St. Lakeport, CA. 95453
OWNER'S TELEPHONE:
707-262-1618 X25105
PROJECT ADDRESS:
5245 Third St. Kelseyville, CA. 95451

PROJECT DESCRIPTION

2,163sf 1-STORY RENOVATION OF CMU SENIOR EVENT CENTER & COMMERCIAL KITCHEN + 435sf 1-STORY NEW CONSTRUCTION OF ENTRY VESTIBULE & OFFICE (2598sf TOT) + NEW ROOF

DRAWING INDEX

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C2.00_CIVIL GENERAL NOTES
C3.00_CIVIL EXISTING CONDITIONS & DEMOLITION PLAN
C4.00_CIVIL SITE PLAN & HORIZONTAL CONTROL
C5.00_CIVIL GRADING & UTILITY PLAN - SADERLUND ST.
C6.00_CIVIL GRADING & UTILITY PLAN - THIRD ST.
C7.00_CIVIL STRIPING PLAN
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C9.00_CIVIL DETAILS
C10.00_CIVIL DETAILS
A0.01_ SYNTAX
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A1.02_NEW SITE PLAN
A1.03_(E) FLOOR PLAN
A1.04_DEMOLITION FLOOR PLAN
A1.05_(E) ROOF & DEMOLITION PLAN
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S2.2_NEW STRUCTURAL FOUNDATION PLAN
S2.3_NEW STRUCTURAL ROOF FRAMING PLAN
S2.4_CEILING FRAMING PLAN
S3.0_NORTH-SOUTH CMU WALL ELEVATIONS
S3.1_EAST-WEST CMU WALL ELEVATIONS
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S4.1_MASONRY & FRAMING DETAILS
S.4.2_STRUCTURAL FRAMING DETAILS
S4.3_STRUCTURAL FRAMING DETAILS
S4.3_STRUCTURAL FRAMING DETAILS
S4.4_STRUCTURAL TYPICAL DETAILS
S4.5_STRUCTURAL MISC. DETAILS

VICINITY MAP

CODES

ALL CONSTRUCTION TO CONFORM W/ 2025 CA. BUILDING, PLANNING, MECHANICAL, PLUMBING, FIRE, ELECTRICAL, ENERGY, GREEN BUILDING & REFERENCE STANDARDS.

DEFERRED SUBMITTALS

1. SOLAR
2. NEW ROOF TRUSS

APPROVAL STAMPS

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ENDEMIC ARCHITECTURE
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KELESEYVILLE
SENIOR EVENT CENTER
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APN:024-083-06

PERMIT SET

Prepared For:

LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

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(707)-279-4020

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025

Revision:

No.	Description	Date

Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
TITLE PAGE

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KELSEYVILLE SENIOR CENTER

CIVIL IMPROVEMENT PLANS

5425 THIRD STREET, LAKE COUNTY, CALIFORNIA

90% PLANS

JUNE 2025

ABBREVIATIONS:

AC	-	ASPHALT CONCRETE	JP	-	JOINT POLE
AB	-	AGGREGATE BASE			
APPROX.	-	APPROXIMATELY	LIP	-	LIP OF GUTTER
ARV	-	AIR RELEASE VALVE	LF	-	LINEAL FEET
AVE.	-	AVENUE	L.S.	-	LONG SWEEP
BC	-	BEGIN CURVE	MH	-	MANHOLE
BFV	-	BACKFLOW VALVE	MON.	-	MONUMENT
C&G	-	CURB AND GUTTER	N.S.	-	NOT SHOWN
CL	-	CENTER LINE			
CO/SSCO	-	SEWER CLEANOUT	P	-	PROPOSED
COTG	-	CLEANOUT TO GRADE	PC	-	POINT OF CURVATURE
CR	-	CURB RETURN	PCC	-	PORTLAND CEMENT CONC.
CULV.	-	CULVERT	PL	-	PROPERTY LINE
CMP	-	CORRUGATED METAL PIPE	PP	-	POWER POLE
			PRV	-	PRESSURE REDUCING VALVE
DIP	-	DUCTILE IRON PIPE	PT	-	POINT OF TANGENCY
DTL.	-	DETAIL	PAE	-	PUBLIC ACCESS EASEMENT
D.W	-	DRIVEWAY	PSE	-	PUBLIC SIDEWALK EASEMENT
			PUE	-	PUBLIC UTILITY EASEMENT
EC	-	END CURVE	PVT	-	PRIVATE
EL	-	ELEVATION			
ELB	-	ELBOW	RCP	-	REINFORCED CONCRETE PIPE
EP	-	EDGE OF PAVEMENT	ROW	-	RIGHT-OF-WAY
ESMT.	-	EASEMENT	R.C.	-	RELATIVE COMPACTION
EVA	-	EMER. VEHICLE ACCESS			
EVAE	-	EMER. VEHICLE ACCESS ESMT.	SCH	-	SCHEDULE
E/EX.	-	EXISTING	SD	-	STORM DRAIN
EG	-	EXISTING GROUND	SHT	-	SHEET
			SUBD	-	SUBDRAIN
FDR-C	-	FULL DEPTH REC. W/ CEMENT	SS	-	SANITARY SEWER
F.E.S.	-	FLARED END SECTION	ST	-	STREET
FH	-	FIRE HYDRANT	STA.	-	STATION
FL	-	FLOW LINE	STD.	-	STANDARD
FLG	-	FLANGE	SW	-	SIDEWALK
FM	-	SEWER FORCE MAIN			
FND.	-	FOUND	TBC	-	TOP BACK OF CURB
FRAC	-	FIBER REINFORCED AC	TFC	-	TOP FACE OF CURB
FTG	-	FOOTING	TBW	-	TOP BACK OF WALK
F	-	FUTURE	TOE	-	TOE OF SLOPE
			TOP	-	TOP OF SLOPE
GB	-	GRADE BREAK	TP	-	TELEPHONE POLE
HDPE	-	HIGH DENSITY POLYETHYLENE	U.N.O.	-	UNLESS NOTED OTHERWISE
HORIZ.	-	HORIZONTAL			
HP	-	HIGH POINT	VERT.	-	VERTICAL
INTX.	-	INTERSECTION	w/	-	WITH
INV.	-	INVERT	W	-	WATER
I.P.	-	IRON PIPE	WM	-	WATER METER
			WSP	-	WELDED STEEL PIPE
			WV	-	WATER VALVE

LEGEND

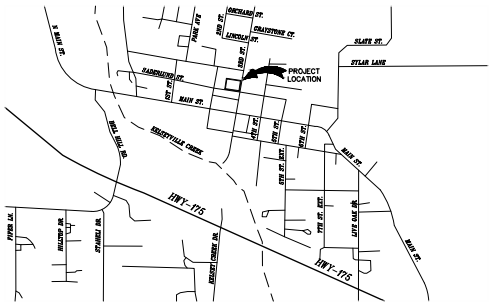
- SEWER MANHOLE
- WATER METER
- SEWER CLEAN OUT
- WATER VALVE
- PROPERTY LINE
- RIGHT OF WAY LINE
- (P) SEWER MANHOLE
- SD (P) STORM DRAIN
- (P) AC
- (P) PCC
- (P) TRENCH DRAIN
- (E) PCC
- (E) EP
- W (E) WATER
- SS (E) SANITARY SEWER
- SD (E) STORM DRAIN
- CENTERLINE
- BUILDING
- (E) FIRE HYDRANT
- SURVEY MONUMENT

GRAPHIC SCALE

30 0 15 30 60 120

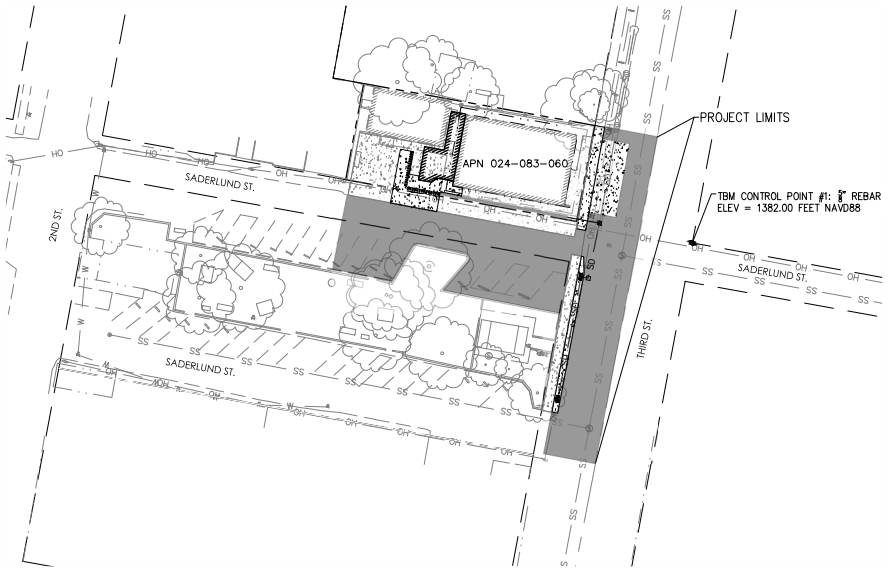
(IN FEET)

1 inch = 30 ft.



VICINITY MAP

NOT TO SCALE



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BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS KNOWN AS DH6294 & DF8949. SAID BEARING BEING SOUTH 38° 47' 52" EAST. SEE NGS.NOAA (WEB MAP) FOR ADDITIONAL INFORMATION.

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS PROJECT IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2 (0402).

VERTICAL DATUM:

VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

TEMPORARY BENCHMARK FOR THIS PROJECT IS CONTROL POINT #1, A ⅜" REBAR, ELEVATION = 1382.00', LOCATED ON THE NORTH EASTERLY CORNER OF SADERLUND AND THIRD STREETS.
36.6' ENE OF A SEWER MANHOLE
32.8' NNE OF A TELEPHONE MANHOLE

CEC GENERAL NOTES

1.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS, AND TO THE COUNTY OF LAKE STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. IN THE ABSENCE OF A SPECIFICATION FOR AN ITEM IN THESE PLANS AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, ALL APPLICABLE FEDERAL AND STATE LAWS ARE TO BE ADHERED TO AND MEET CURRENT ENGINEERING AND CONSTRUCTION STANDARD PRACTICES TO THE SATISFACTION OF THE PUBLIC SERVICES DIRECTOR.

2.) THE TYPES, LOCATIONS, SIZES, AND DEPTHS OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATIONS WILL REVEAL SUCH INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES, HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE LOCATION OF THE EXISTING UTILITIES ON THE PLANS, NOR FOR OTHER UTILITIES THAT MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT HE IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT THAT SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR DIRECTION.

3.) IN THE EVENT THERE IS A DISCREPANCY OR TYPOGRAPHICAL ERROR WITHIN THESE PLANS, OR REQUEST FOR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR DIRECTION. THE CONTRACTOR IS HEREBY NOTIFIED THAT THE ENGINEER SHALL BE ALLOWED A MINIMUM OF TWO WORKING DAYS TO ADDRESS THE ISSUE.

4.) ONLY SIGNED PLANS BY ALL PARTIES INVOLVED SHALL BE CONSIDERED APPROVED. THE CONTRACTOR SHALL NOT BEGIN WORK BEFORE THE PLANS HAVE BEEN APPROVED. THE CONTRACTOR SHALL HAVE ALL PERMITS AND APPROVED PLANS ON-SITE AT ALL TIMES DURING CONSTRUCTION.

5.) THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT BEFORE DIGGING (800-227-2600) AT LEAST 72 HOURS BEFORE BEGINNING WORK.

6.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK WITH ALL SUBCONTRACTORS, UTILITY COMPANIES, AND THE COUNTY OF LAKE.

7.) THE CONTRACTOR SHALL CONTACT THE COUNTY OF LAKE PUBLIC SERVICES AT LEAST 48 HOURS IN ADVANCE/PRIOR TO COMMENCEMENT OF WORK.

8.) ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

9.) ALL TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL REQUIRED TESTS SHALL BE COORDINATED AND APPROVED BY THE PROJECT ENGINEER AND COUNTY OF LAKE.

10.) ADDITIONAL NOTES AND DETAILS ARE LOCATED ON THE FOLLOWING SHEETS.

11.) COUNTY OF LAKE SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS ASSOCIATED WITH WORK SHOWN IN THESE PLANS, AND ASSUMES ALL LIABILITY ASSOCIATED THEREWITH.

12.) CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATION AND INVERTS ON ALL EXISTING UTILITIES PRIOR TO INSTALL ANY PIPE.

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
SEWER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
DRAINAGE	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
WATER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
IRRIG. WATER	LAKE COUNTY SPECIAL DISTRICTS	STAFF	(707) 263-0119
FIRE	LAKE COUNTY FIRE PROTECTION DISTRICT	STAFF	(707) 994-0733
CABLE TV	COMCAST	AGENT	(800) 934-6489
ELECTRICAL	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
GAS	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
PHONE	AT&T	STAFF	(800) 310-2355
USA	UNDERGROUND SERVICE ALERT	STAFF	(800) 227-2600

LAKE COUNTY PUBLIC SERVICES

APPROVED BY:

LARS EWING — DATE
PUBLIC SERVICES DIRECTOR

CALIFORNIA ENGINEERING COMPANY, INC.

APPROVED BY:

DAVID L. SWARTZ, P.E. # C52840 - P.L.S. # 8401 — DATE
OFFICER IN CHARGE
P.E. EXP: 12/31/26 - P.L.S. EXP. 06/30/26

NO.	DATE	DESCRIPTION

DATE: 6/12/2025
SCALE: 1" = 30'
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT

CALIFORNIA ENGINEERING COMPANY INC
CIVIL ENGINEERING
LAND SURVEYING
FUNDING PROCUREMENT
CONSTRUCTION ADMINISTRATION
www.cecusa.net
1110 Civic Center Blvd. Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

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COUNTY OF LAKE

COVER

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C1 OF C10

Y:\CEC Jobs\Projects\24-401 Kelseyville Senior Center\Eng\Xmpl\Pln\24-401 Improvement Plans.dwg Jun 12, 2025 12:20 pm tchenev

GENERAL NOTES

1.) THE CONSTRUCTION CONTRACTOR AGREES THAT CONSTRUCTION WILL PROCEED IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES. THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER AND COUNTY OF LAKE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING DESIGN PROFESSIONAL OR COUNTY OF LAKE.

2.) ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL CONFORM TO THE COUNTY OF LAKE PUBLIC WORKS CONSTRUCTION STANDARDS, ADOPTED LATEST EDITION OF CAL TRANS CONSTRUCTION SPECIFICATIONS (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE GENERAL MANAGER OR DISTRICT ENGINEER. CERTIFICATION FOR CONFORMANCE WITH COUNTY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE PROJECT ENGINEER.

3.) THE CONTRACTOR SHALL NOTIFY THE COUNTY OF LAKE 72–HOURS PRIOR TO COMMENCING WORK AND 24–HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION.

4.) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR THE PROJECT, AND BE IN RECEIPT OF SUCH PERMITS AND APPROVED PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION.

5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODIES. FOR MORE INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916–455–5818).

6.) THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT COUNTY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL A COMPLETE LIST WITH LICENSE NUMBERS IS SUBMITTED TO THE PUBLIC SERVICES DIRECTOR.

7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN AND ADJACENT TO THE WORK AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO MUNICIPAL OR PRIVATE IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO CURRENT COUNTY OF LAKE STANDARDS.

8.) CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION AND DEPTH. THE TYPES, LOCATIONS, SIZES AND DEPTH OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATIONS WILL REVEAL ACTUAL INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES, HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, NOR ACCURACY, NOR FOR OTHER UTILITIES WHICH MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT THEY ARE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT CONFLICTS EXIST OR SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER FOR DIRECTION IMMEDIATELY AND ALLOW 2 WORKING DAYS FOR CHANGES TO BE MADE, COORDINATED AND APPROVED.

9.) THE CONTRACTOR IS TO EXPOSE THE ENDS OF WATER MAINS, SEWER AND DRAIN LINES AND EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO PLACEMENT OF PIPE.

10.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR PSP, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION'S CAN BE MADE. ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11.) THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.

12.) THE COUNTY OF LAKE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48–HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1–800–227–2600 (EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE).

13.) THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A.

14.) CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT INSPECTOR A COPY OF THE COMPANY ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME OF TRENCHING PRIOR TO EXCAVATION OF TRENCHES 5' OR DEEPER.

15.) ALL WORK SHALL BE IN ACCORDANCE WITH THE COUNTY'S NOISE ORDINANCE.

16.) IF ANY AMOUNT OF BONES, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED TO DEVELOP (IF NECESSARY) FURTHER MITIGATION MEASURES TO REDUCE ANY ARCHEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.

17.) CONTRACTOR SHALL PROVIDE THE COUNTY OR DESIGN ENGINEER WITH SUBMITTALS FOR ALL MATERIALS TO BE USED. THE SUBMITTALS SHALL BE DELIVERED TO THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF TWO (2) WEEKS PRIOR TO THE PRE–CONSTRUCTION CONFERENCE.

18.) CERTIFICATION FOR CONFORMANCE WITH THE COUNTY OF LAKE SPECIFICATIONS WILL BE REQUIRED OF ALL MATERIAL USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE ENGINEER.

19.) ALL APPLICABLE FEES SHALL BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.

20.) A SOILS ENGINEER SHALL BE ENGAGED BY THE OWNER TO CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION COMPLY WITH THE SPECIFICATIONS AND THAT SPECIAL WORK REQUIRED HAS BEEN DONE SATISFACTORILY.

21.) THE CONTRACTOR SHALL USE A WATER TRUCK WHEN REQUIRED TO MAINTAIN ADEQUATE DUST CONTROL.

22.) INTERMEDIATE TRENCH BACK FILL SHALL BE IN MAXIMUM LIFTS OF 8" AND SHALL HAVE A MINIMUM RELATIVE COMPACTION OF 90% OR AS DIRECTED BY THE SOILS ENGINEER. COMPACTION SHALL BE BY MECHANICAL MEANS.

23.) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE PLANS.

24.) PRIOR TO THE BEGINNING OF EARTHWORK THE CONTRACTOR SHALL CLEAR ALL ROOTS, ORGANIC MATTER, DEBRIS, PAVING, CURB, AND VEGETATION DESIGNATED TO BE SAVED, FROM THE AREA WITHIN WHICH EXCAVATION AND GRADING ARE TO BE CONDUCTED OR STORAGE OF EXCAVATED MATERIALS OR FILL IS TO BE MADE. VEGETATION CLEARED FROM THESE AREAS SHALL BE DISPOSED OF BY THE CONTRACTOR, AND INCLUDED IN THE COST OF CLEARING AND GRUBBING.

25.) IN TRANSITION AREAS FROM ONE STREET WIDTH TO ANOTHER STREET WIDTH, THE HEAVIER STRUCTURAL SECTION SHALL BE USED.

26.) DIMENSIONS SHOWN ON PLANS ARE TO CENTERLINE OF PIPE, UNLESS OTHERWISE NOTED.

27.) SEWER AND WATER SERVICES TO HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION.

LAKE COUNTY GENERAL NOTES

1. ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE COUNTY OF LAKE STANDARD SPECIFICATIONS AND STANDARD PLANS AND THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS, LATEST ENGLISH UNIT EDITION.
2. FOR WORK IN OR AFFECTING THE COUNTY ROAD RIGHT–OF–WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF LAKE D.P.W. (255 NORTH FORBES, LAKEPORT, CA 95453) BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT. FOR WORK IN OR AFFECTING THE STATE HIGHWAY RIGHT–OF–WAY, A CALTRANS ENCROACHMENT PERMIT IS REQUIRED.
3. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL CONFORM WITH ZONING CODE, BUILDING CODE, AND ALL OTHER REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE COMMUNITY DEVELOPMENT DEPARTMENT.
4. CONTRACTOR SHALL GIVE THE COUNTY CONSTRUCTION ENGINEER 72 HOURS NOTICE BEFORE STARTING WORK. CONTRACTOR SHALL ARRANGE A PRE–CONSTRUCTION MEETING PRIOR TO THE 72 HOUR NOTICE. CALL (707) 263–2341 OR CONTACT AT 255 N. FORBES, LAKEPORT, CA 95453.
5. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M. WHEN LANE CLOSURES ARE MADE FOR A WORK DAY ONLY, AT THE END OF EACH WORK DAY, ALL COMPONENTS OF THE TRAFFIC CONTROL SYSTEM, EXCEPT PORTABLE DELINEATORS PLACED ALONG EXCAVATION ADJACENT TO THE TRAVELED WAY, SHALL BE REMOVED FROM THE TRAVELED WAY AND SHOULDER. IF THE CONTRACTOR SO ELECTS, SAID COMPONENTS MAY BE STORED AT SELECTED CENTRAL LOCATIONS AS APPROVED BY THE DIRECTOR, WITHIN THE LIMITS OF THE COUNTY RIGHT–OF–WAY.
6. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE COUNTY D.P.W. AND OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
7. GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING.
8. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE COUNTY OF LAKE. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE COUNTY OF LAKE FOR APPROVAL.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK. IN ANY AREA VISIBLE TO THE PUBLIC, THE FOLLOWING SHALL APPLY: WHEN PRACTICABLE, BROKEN CONCRETE AND DEBRIS DEVELOPED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF CONCURRENTLY WITH ITS REMOVAL. IF STOCKPILING IS NECESSARY, THE MATERIAL SHALL BE REMOVED OR DISPOSED OF WEEKLY. THE CONTRACTOR SHALL FURNISH TRASH BINS FOR ALL DEBRIS FROM STRUCTURE CONSTRUCTION. ALL DEBRIS SHALL BE PLACED IN TRASH BINS DAILY. FORMS OR FALSEWORK THAT ARE TO BE REUSED SHALL BE STACKED NEATLY CONCURRENTLY WITH THEIR REMOVAL. FORMS AND FALSEWORK THAT ARE NOT TO BE REUSED SHALL BE DISPOSED OF CONCURRENTLY WITH THEIR REMOVAL.
10. CONTRACTOR SHALL COMPLY WITH ANY AND ALL MITIGATION MEASURES ADOPTED BY THE COUNTY OF LAKE FOR THE PROJECT.
11. OWNER OR CONTRACTOR SHALL PROVIDE COMPACTION, GRADATION, SAND EQUIVALENT AND ALL OTHER TESTS AS REQUIRED BY THE COUNTY OF LAKE.
12. CONTRACTOR SHALL IMMEDIATELY HALT ALL GRADING/LAND–CLEARING ACTIVITIES AND CONTACT THE LAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT 263–2221 IMMEDIATELY IF ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED, OR IN THE EVENT OF THE ACCIDENTAL DISCOVERY OF HUMAN REMAINS.

LAKE COUNTY NOTICE FOR INSPECTIONS

1. COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUBGRADE.
2. CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
3. EXCAVATION FOR STORM DRAINS AND CULVERTS.
4. PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
5. PLACING OF STORM DRAINS AND CULVERT PIPES.
6. EXCAVATION AND BACKFILL FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES. WATER AND SEWER FACILITIES MUST BE INSPECTED BY THE COMPANY/AGENCY WITH JURISDICTION.
7. CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGE WAYS.
8. PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUBBASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
9. PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
10. STRIPING AND SIGNING LAYOUT AND PLACEMENT.
11. FINAL CLEAN–UP.

GRADING STANDARD NOTES

1. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY GRADING SHOWN ON THESE PLANS. CONTRACTOR SHALL ALSO COMPLY WITH ANY AND ALL GRADING PERMIT REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE PLANNING AND BUILDING SERVICES DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THE SOILS ENGINEER. ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE SOILS ENGINEER AND SHALL BE IN CONFORMANCE WITH THE PROJECT SOILS REPORT.
3. ROAD SUBGRADE SHALL BE COMPACTED PER THE COUNTY STANDARD ROAD SPECIFICATIONS.
4. AS A MINIMUM, ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO PROJECT ROADS. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM MAY 1ST TO OCTOBER 1ST OR AS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED WITHIN THE LIMITS OF ACTUAL EARTHWORK. STAGING OF THE WORK SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BNE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO NATURAL CHANNELS AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE COUNTY ACCEPS MAINTENANCE RESPONSIBLITY

ITEM	POUNDS PER ACRE
"BLANDO BROME"	30
ANNUAL RYE GRASS	20
FERTILIZER (16–20–0 & 15% SULPHUR)	500
STRAW MULCH	4000 OR 3500 LB. OF WOOD CELLULOSE

5. THE ABANDONMENT OR ALTERATION OF ANY AND ALL SEPTIC SYSTEMS AND WELLS SHALL COMPLY WITH THE COUNTY OF LAKE HEALTH DEPARTMENT PERMIT REQUIREMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD OF THIS PROJECT TO THE SATISFACTION OF THE COUNTY AND AIR QUALITY MANAGEMENT DISTRICT AS APPLICABLE.
7. PROJECTS GREATER THAN OR EQUAL TO 1–ACRE IN SIZE WILL REQUIRE A CONSTRUCTION GENERAL PERMIT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THROUGH THE APPROPRIATE REGIONAL WATER QUALITY CONTROL BOARD.
8. THE CONTRACTOR SHALL NOTIFY THE LAKE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AT 263–1164 IMMEDIATELY IF HAZARDOUS WASTE OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING EXCAVATION OR GRADING OPERATIONS.

UNDERGROUND CONSTRUCTION STANDARD NOTES

1. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, WILL NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE COUNTY OF LAKE ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
2. CONTRACTOR SHALL NOTIFY USA PRIOR TO ANY EXCAVATION. UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.
4. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER MAINS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES, TELEPHONE, CATV, AND FIBER OPTIC LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CIVIL ENGINEER IN RESPONSIBLE CHARGE OF THE WORK MAY ADJUST THE GRADE OF NEW STORM DRAIN CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE COUNTY.
6. DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
7. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING.
8. SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE COUNTY.

DRAINAGE STANDARD NOTES

1. STORM DRAIN CONDUITS SHALL CONFORM TO CALTRANS SPECIFICATIONS AND SHALL BE R.C.P. PIPE, CORRUGATED METAL PIPE OR HDPE PLASTIC PIPE WITH SMOOTH INTERIOR WALL. MINIMUM COVER OVER PIPE SHALL BE 30", EXCEPT WHERE SLURRY CEMENT BACKFILL IS PROVIDED PER LAKE COUNTY STD. NO. 313. THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 11 FEET FOR ALL SIZES.
2. ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER. UNLESS OTHERWISE NOTED, MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON–ROCKING. RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE. PIPE ENDS SHALL BE ROUNDED.
3. REINFORCED CONCRETE PIPE AND CAST–IN–PLACE STORM DRAIN PIPE SHALL BE PLACED AND BACKFILLED IN ACCORDANCE WITH STANDARD DRAWING 313. STORM DRAINS WITHIN COUNTY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH THE FOLLOWING EXCEPTIONS:
A. LATERALS SERVING INDIVIDUAL PROPERTIES MAY BE 12 INCH DIAMETER
B. DRIVEWAY CULVERTS MAY BE A MINIMUM OF 12 INCH DIAMETER

SIGNING, STRIPING AND PAVEMENT MARKINGS STANDARD NOTES

1. CONTRACTOR SHALL NOTIFY THE COUNTY DEPARTMENT OF PUBLIC WORKS OF CONTRACTOR'S INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPES WORK IS TO BE PERFORMED. ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
2. ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY THE COUNTY ENGINEER BEFORE THE ACTUAL WORK BEGINS.
3. PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLANS A20–A, A20–B, AND A20–C.
4. ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE COUNTY ENGINEER.
5. SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS. MINIMUM GRADE OF SIGN SHEETING MATERIAL SHALL BE TYPE 2, SUPER ENGINEERING GRADE, PER ASTM D–4956–99, OR HIGHER GRADE AS REQUIRED BY THE DIRECTOR. SIGNS USED FOR SCHOOL AREA TRAFFIC CONTROL SHALL BE RETROREFLECTIVE OR ILLUMINATED, AS SHOWN ON PLANS.
6. LOCATIONS OF ALL SIGNS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY ENGINEER.
7. SIGN PANELS SHALL BE MOUNTED ON METAL OR WOOD POSTS AS SHOWN ON THE PLANS. POST MATERIALS AND INSTALLATION SHALL BE PER THE CALTRANS STANDARD PLANS AND SPECIFICATIONS. METAL POSTS SHALL BE WIDE–FLANGE METAL POSTS PER CALTRANS STANDARD SPECIFICATIONS. ALL FASTENERS AND ATTACHMENT HARDWARE SHALL BE GALVANIZED.
8. MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE CALTRANS STANDARD SPECIFICATIONS, AS DIRECTED BY THE COUNTY ENGINEER.
9. LOCATION OF ALL MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY ENGINEER.
10. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CALTRANS STANDARD SPECIFICATIONS AND AS DIRECTED BY THE COUNTY ENGINEER.
11. ALL PAVEMENT MARKINGS, INCLUDING STOPBARS, EDGELINES, CENTERLINES, AND ALL CHANNELING LINES SHALL BE THERMOPLASTIC UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. PAINT MAY BE USED FOR SHORT SECTIONS OF STRIPING AS APPROVED BY THE COUNTY ENGINEER.
12. THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84–2, "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CALTRANS STANDARD SPECIFICATIONS.
13. THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF 0.125 INCH.
14. PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 85, "PAVEMENT MARKERS" OF THE CALTRANS STANDARD SPECIFICATIONS.
15. EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15–2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.
16. EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15–2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.

PRESERVATION OF SURVEY MONUMENTS

1. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT–OF–WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST TO RESET ANY SURVEY MONUMENTS DAMAGED BY CONTRACTOR'S PERSONNEL.

NO.	DATE	DESCRIPTION

DATE: 6/12/2025
SCALE: N/A
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CHECKED BY: DLS

REGISTERED PROFESSIONAL ENGINEER – DAVID LYNDOL SMART – CIVIL – STATE OF CALIFORNIA
DRAFT

CALIFORNIA ENGINEERING COMPANY INC
ESTD 1996
CIVIL ENGINEERING
LAND SURVEYING
FUNDING PROCUREMENT
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COUNTY OF LAKE
NOTES
KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401
SHEET C2 OF C10

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GENERAL NOTES:

A. EXISTING VAULTS, VALVES, STRUCTURES, ETC. ARE APPROXIMATE AND WERE ENCOUNTERED AT THE TIME OF THE SURVEY. ANY TANKS, VAULTS, VALVES, STRUCTURES, ETC. FOUND DURING CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS SHALL BE DISCUSSED WITH THE COUNTY IN THE EVENT THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

B. CONTRACTOR SHALL VERIFY DEPTH, LOCATION AND SIZE OF ALL EXISTING UTILITIES WITHIN WORK LIMITS PRIOR TO CONSTRUCTION.

C. ALL SAWCUTS SHOULD BE MADE IN CLEAN, STRAIGHT LINES. JOINS SHOULD NOT VARY IN ELEVATION MORE THAN 0.01'

LEGEND - DEMOLITION

SAWCUT, GRIND

DEMOLISH AND REMOVE EX. PCC

EX. JUNCTION BOX AND DROP INLET TO REMAIN, ADJUST TO GRADE
SAWCUT LINE
32.3'
REMOVE STAIRS
EXISTING BUILDING
EXISTING BUILDING
EX. STORM DRAIN TO REMAIN
REMOVE EX. STORM DRAIN
REMOVE PARKING SIGNAGE RE-USE IF POSSIBLE
REMOVE EX. PCC VALLEY GUTTER
REMOVE WOOD RAMP
REMOVE EX. CATCH BASIN
DEMOLISH AND REMOVE EXISTING PCC SIDEWALK
REMOVE PARKING SIGNAGE RE-USE IF POSSIBLE
REMOVE GRATED DRAIN
EX. TANK
SAWCUT LINE AT SCORE LINE
EX. WATER VALVES ADJUST TO GRADE
REMOVE EXISTING JUNCTION BOXES
SAWCUT LINE AT EX. SCORE LINE
REMOVE EXISTING 12" CMP STORM DRAIN
117.8'
REMOVE STORM DRAIN
EX. WATER SERVICE BOX ADJUST TO GRADE
EX. SS MANHOLE ADJUST TO GRADE
SADERLUND ST.
20.8' ROW
EX. PCC CURB TO REMAIN, TYP
22.5'
REMOVE STREET SIGNAGE RE-USE IF POSSIBLE
SAWCUT LINE
38.5'
19.8'
70° TYP
60° TYP
REMOVE EX. SD INLET
SAWCUT LINE
30.8'
50.6'
REMOVE EXISTING SLOTTED DRAIN
REMOVE WHEELSTOPS, TYP OF 7 RE-USE IF POSSIBLE
EX. SIDEWALK TO BE PROTECTED IN PLACE
3RD STREET
3RD STREET
REMOVE EX. SD INLET
EX. SS MANHOLE ADJUST TO GRADE
SAWCUT LINE
60.0' ROW

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NO.	DATE	DESCRIPTION

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COUNTY OF LAKE
EXISTING CONDITIONS & DEMOLITION
KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401
SHEET C3 OF C10

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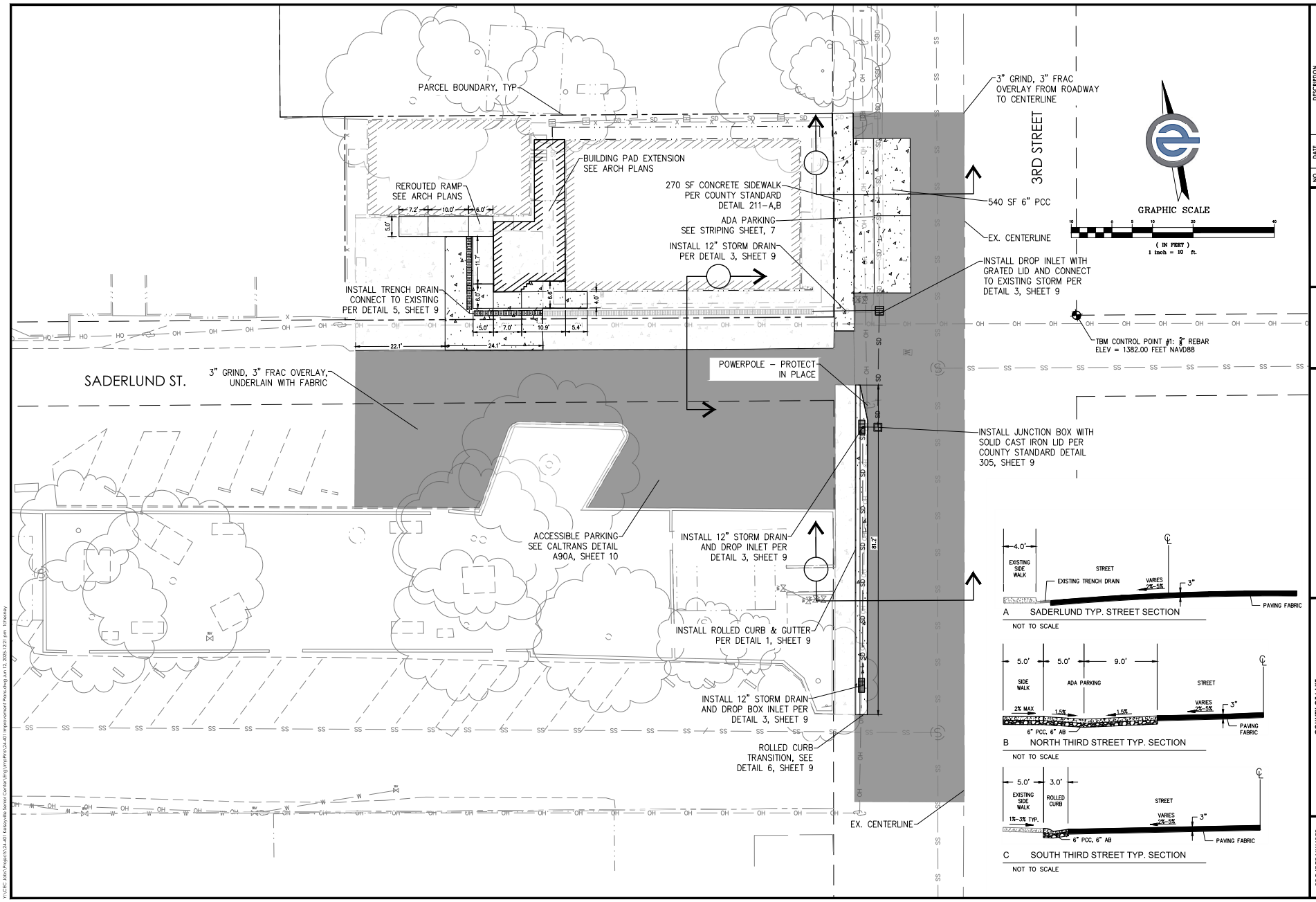

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COUNTY OF LAKE

OVERALL SITE PLAN

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C4 OF C10

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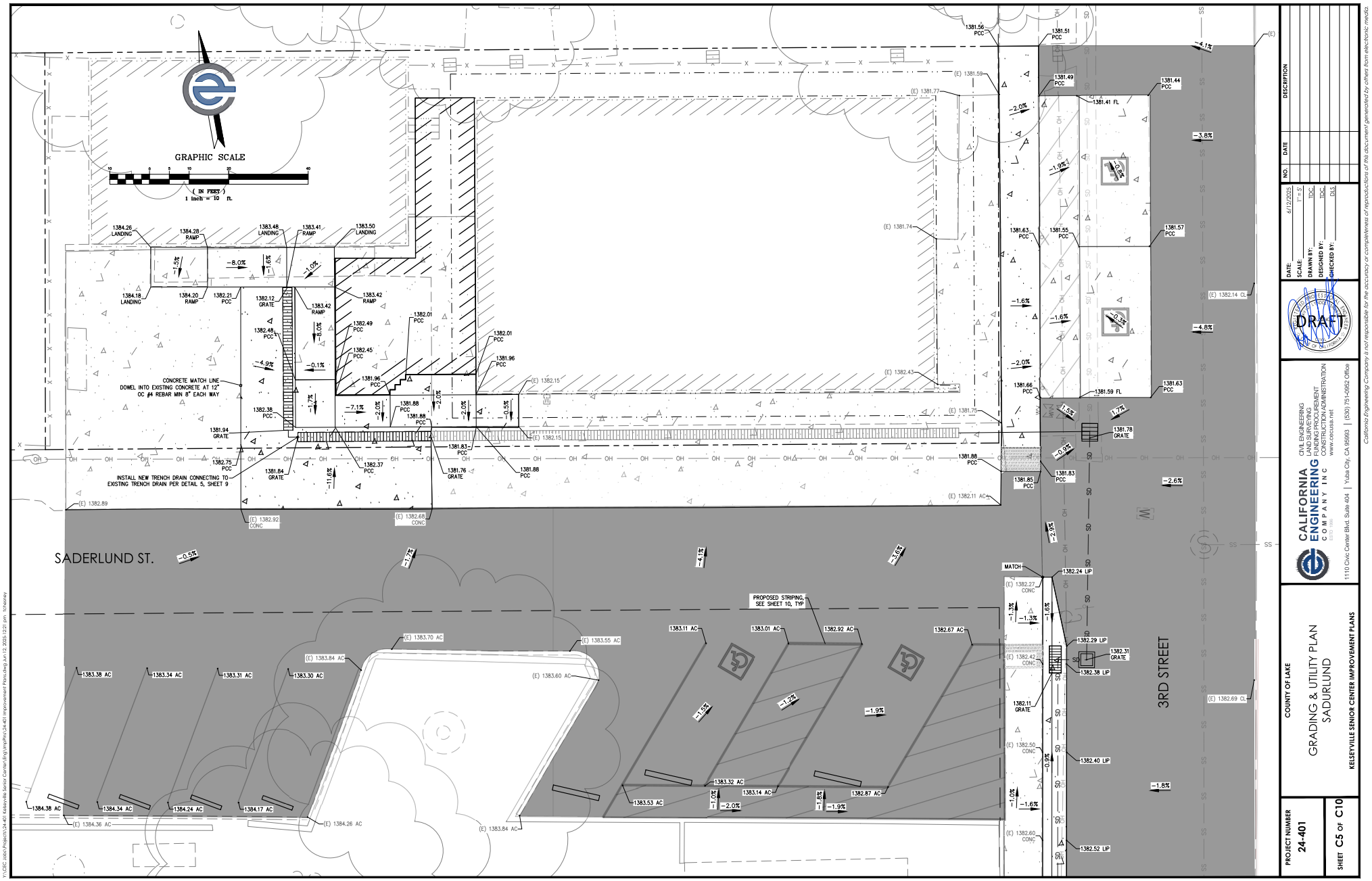

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COUNTY OF LAKE

GRADING & UTILITY PLAN
SADURLUND

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER
24-401

SHEET C5 OF C10

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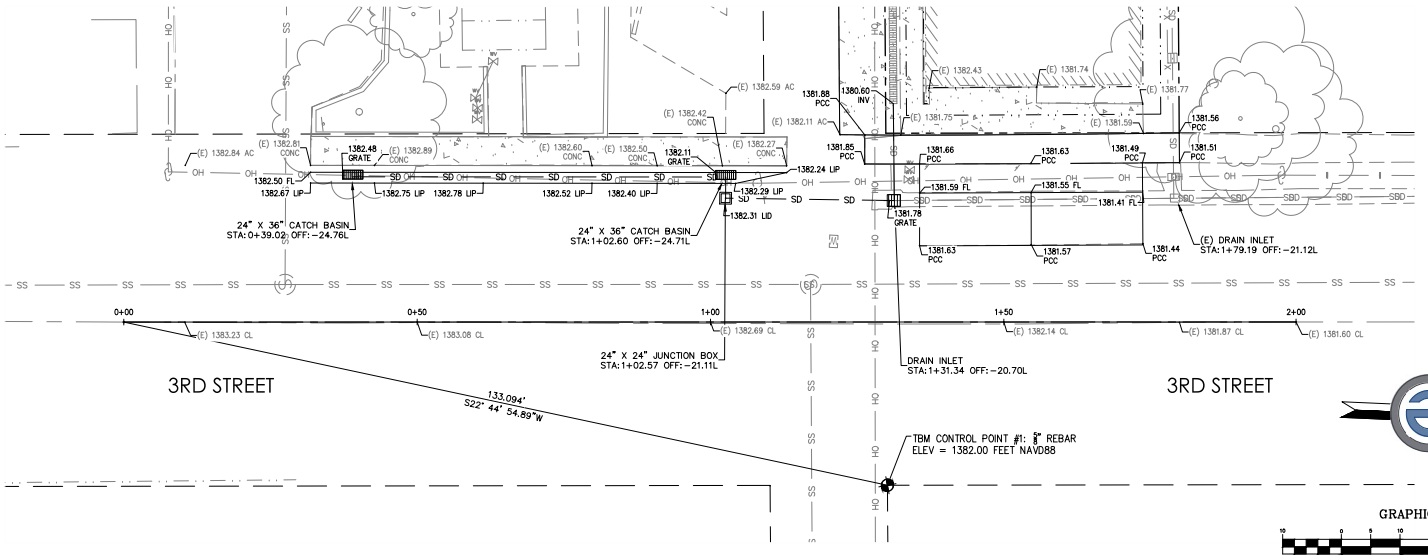
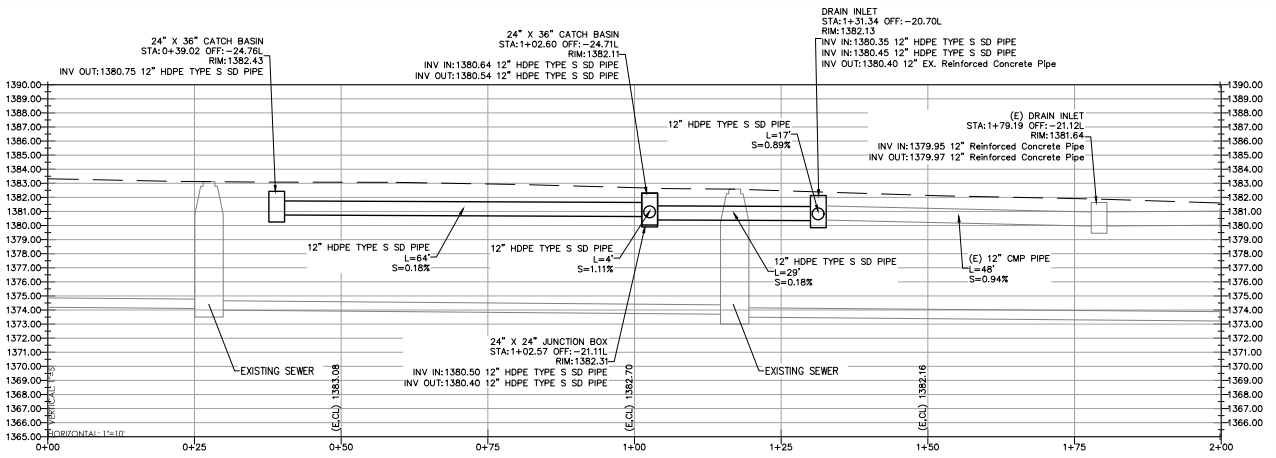


GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



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COUNTY OF LAKE

GRADING & UTILITY PLAN
THIRD STREET

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER
24-401

SHEET C6 OF C10

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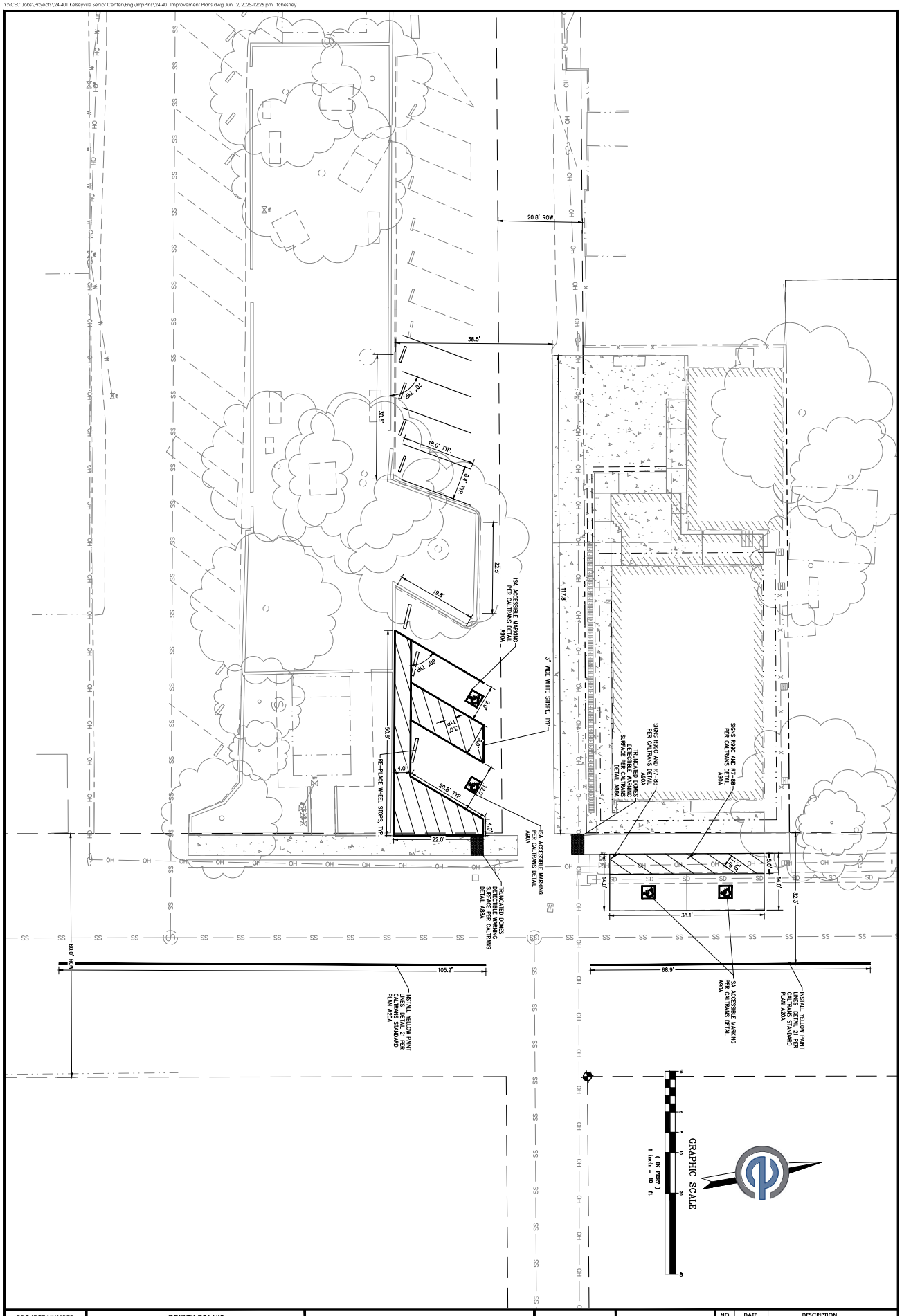

PROJECT NUMBER 24-401	COUNTY OF LAKE	CALIFORNIA ENGINEERING COMPANY INC (ESTD 1996)	DRAFT	DATE: 6/12/2025	NO. / DATE / DESCRIPTION
SHEET C7 OF C10	STRIPING PLAN	CIVIL ENGINEERING, LAND SURVEYING, FUNDING PROCUREMENT, CONSTRUCTION ADMINISTRATION		SCALE: 1" = 10'	
	KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS	1110 Civic Center Blvd. Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office		DRAWN BY: TDC	
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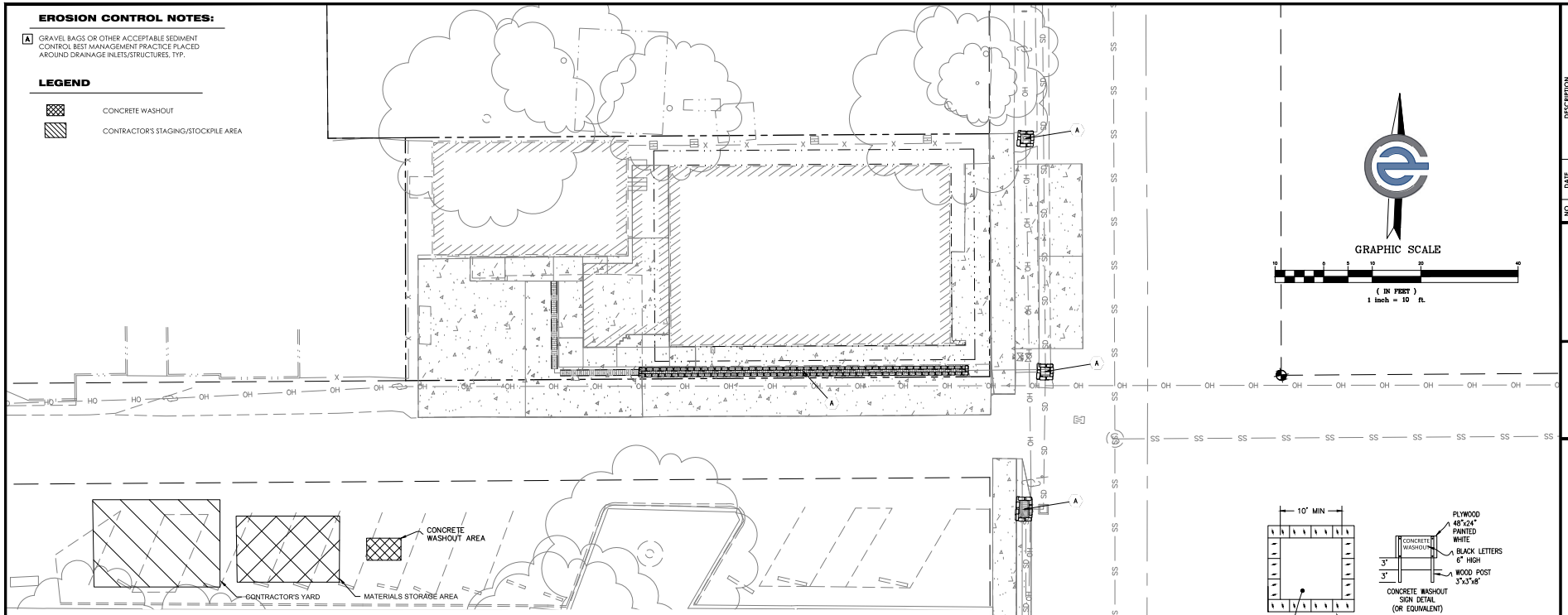
EROSION CONTROL NOTES:

A GRAVEL BAGS OR OTHER ACCEPTABLE SEDIMENT CONTROL BEST MANAGEMENT PRACTICE PLACED AROUND DRAINAGE INLETS/STRUCTURES, TYP.

LEGEND

CONCRETE WASHOUT

CONTRACTOR'S STAGING/STOCKPILE AREA



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL ON THIS SHEET ASSUMES STREET, CURB, GUTTER, AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR COUNTY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND COUNTY OF LAKE AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

IF THE STORM DRAIN SYSTEM IS NOT IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT, ADDITIONAL MEASURES SHALL BE TAKE SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE COUNTY OF LAKE. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE COUNTY OF LAKE.

ANY DENUDEMENT OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES. DURING CONSTRUCTION, ALL PAVED AREAS WILL BE KEPT CLEAR OF MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH ½ THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO CONSTRUCTION SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.

AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009-0009-DWQ. THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.

ALL PROJECTS SHALL HAVE THE COUNTY OF LAKE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND DEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO THE COUNTY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION, AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPs AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E. PART 9 NCRWQCB ORDER NO. 2015-0030. STORM WATER NON-STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE COUNTY OF LAKE AT A MINIMUM. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.

TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED DAILY.

THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPs AND RATIONALE FOR BMP SELECTIONS, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

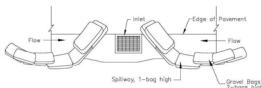
THE COUNTY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 250 NTUs TO HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPs. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF COUNTY ORDINANCE 17-12, PROHIBITING NON-STORMWATER DISCHARGES. ADDITIONALLY, PROJECTS SUBJECT TO REGULATION BY CGP MAY BE OUT OF COMPLIANCE AND SUBJECT TO ENFORCEMENT ACTIONS BY THE SWRCB.

AFTER CONSTRUCTION IS COMPLETED, ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.

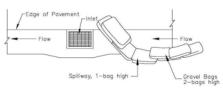
IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (COUNTY OF LAKE PUBLIC WORKS): PHONE NUMBER: (707)263-2341.

HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.

STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.



TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTIONS

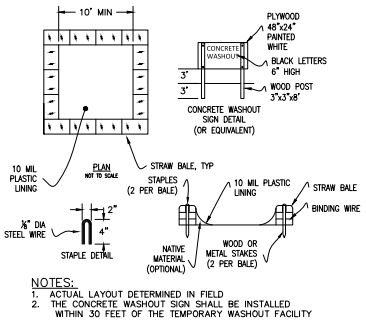


TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

CURB INLET PROTECTION

NOT TO SCALE



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY WASHOUT FACILITY

CONCRETE WASHOUT

NOT TO SCALE

NO.	DATE	DESCRIPTION

DATE: 6/12/2025
SCALE: 1" = 10'
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT

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COUNTY OF LAKE

EROSION CONTROL PLAN

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C8 OF C10

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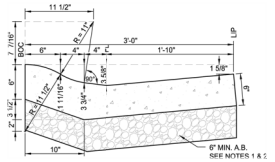
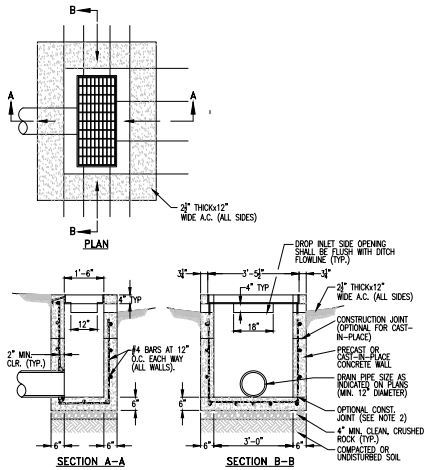


NOTES:
1. 12" MIN. A.B. SHALL BE PLACED IF SUBGRADE IS EXPANSIVE CLAY (R-VALUE LESS THAN 12).
2. TOP 6" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN., UNLESS OTHERWISE APPROVED

01 ROLLED CURB DETAIL

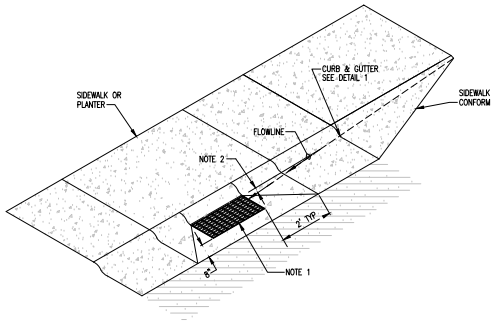
NOT TO SCALE



NOTES:
1. THERE SHALL BE A SIDE INLET FACING EACH CHANNEL THAT DISCHARGES TO THE BOX, AND A GRATE COVERED TOP OPENING. MINIMUM OF TWO SIDE INLETS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. CAST-IN-PLACE CONCRETE DRAIN INLETS SHALL BE CLASS "A" OR "B" BOTTOM OF INLET SHALL BE PLACED AT SAME TIME AS SIDE WALLS, UNLESS NOTED OTHERWISE.
3. PRECAST DRAIN INLETS TO BE RATED FOR H20 LOADING & SHALL BE APPROVED BY THE ENGINEER.

02 DITCH BOX DETAIL

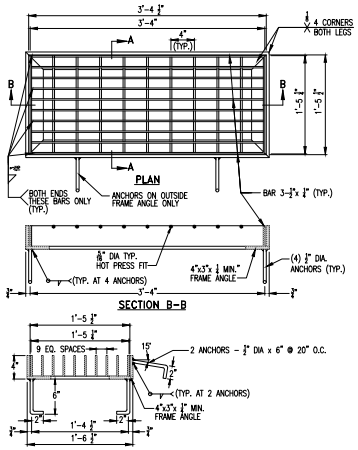
NOT TO SCALE



NOTES:
1. SEE DETAIL 2, EXCEPT OMIT SIDE INLET OPENINGS. GUTTER CONC POUR 4" MIN THICK ATOP INLET BOX SIDES.
2. TRANSITION TO BACK EDGE OF GRATE 1 1/2" BELOW DESIGN FLOWLINE. FRONT LIP OF GRATE FLUSH WITH STD GUTTER PROFILE.

03 ROLLED CURB DROP INLET DETAIL

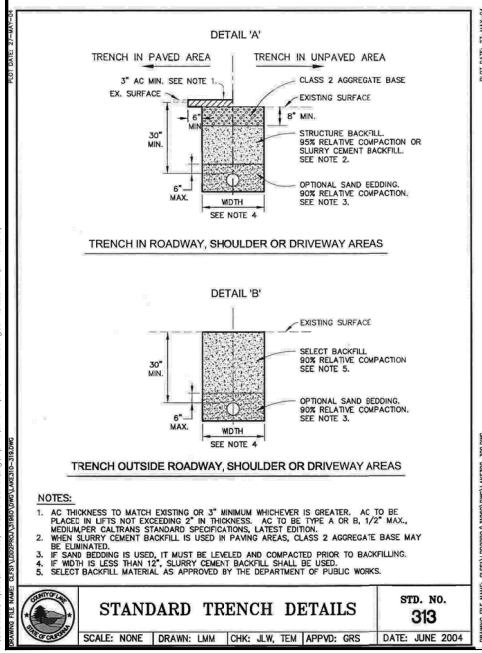
NOT TO SCALE



NOTES:
1. GRATE SHALL CONFORM TO REQUIREMENTS OF SECTION 75-1.02 OF CALTRANS STANDARD SPECIFICATION. GALVANIZING IS NOT REQUIRED.
2. ALL WELDS ON FRAME TO BE FULL PENETRATION DOUBLE V-GROOVE WELDS IN CONFORMANCE WITH AMERICAN WELDING SOCIETY STD. A-2.0.
3. LOCATE FRAME ANCHORS TO PROVIDE MINIMUM 2" CLEAR COVER.

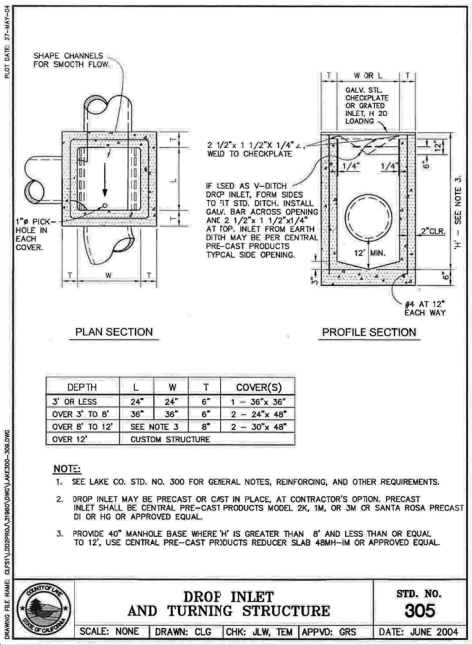
04 FRAME AND GRATE

NOT TO SCALE



NOTES:
1. AC THICKNESS TO MATCH EXISTING OR 3" MINIMUM WHICHEVER IS GREATER. AC TO BE PLACED IN LIFTS NOT EXCEEDING 2" IN THICKNESS. AC TO BE TYPE A OR B, 1/2" MAX., MEDIUM PER CALTRANS STANDARD SPECIFICATIONS, LATEST EDITION.
2. WHEN SLURRY CEMENT BACKFILL IS USED IN PAVING AREAS, CLASS 2 AGGREGATE BASE MAY BE ELIMINATED.
3. IF SAND BEDDING IS USED, IT MUST BE LEVELED AND COMPACTED PRIOR TO BACKFILLING.
4. IF WIDTH IS LESS THAN 12", SLURRY CEMENT BACKFILL SHALL BE USED.
5. SELECT BACKFILL MATERIAL AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

STANDARD TRENCH DETAILS	STD. NO. 313
SCALE: NONE | DRAWN: LMM | CHK: JLW, TEM | APPVD: GRS	DATE: JUNE 2004

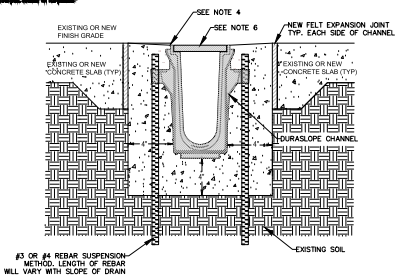


DEPTH	L	W	T	COVER(S)
3' OR LESS	24"	24"	6"	1 - 30"x 36"
OVER 3' TO 8'	36"	36"	6"	2 - 24"x 48"
OVER 8' TO 12'	SEE NOTE 3		8"	2 - 30"x 48"
OVER 12'	CUSTOM STRUCTURE			

NOTE:
1. SEE LAKE CO. STD. NO. 300 FOR GENERAL NOTES, REINFORCING, AND OTHER REQUIREMENTS.
2. DROP INLET MAY BE PRECAST OR CAST IN PLACE, AT CONTRACTOR'S OPTION. PRECAST INLET SHALL BE CENTRAL PRE-CAST PRODUCTS MODEL 2K, 1M, OR 3M OR SANTA ROSA PRECAST DI OR HG OR APPROVED EQUAL.
3. PROVIDE 40" MANHOLE BASE WHERE 'H' IS GREATER THAN 8' AND LESS THAN OR EQUAL TO 12', USE CENTRAL PRE-CAST PRODUCTS REDUCER SLAB 48MH-IM OR APPROVED EQUAL.

DROP INLET AND TURNING STRUCTURE	STD. NO. 305
SCALE: NONE | DRAWN: CLG | CHK: JLW, TEM | APPVD: GRS	DATE: JUNE 2004

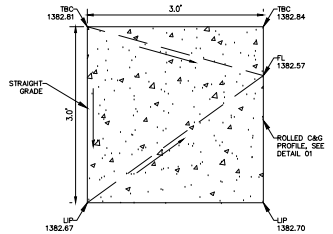
NDS



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND SURROUNDING CONCRETE. CONSULT WITH AN ENGINEER NECESSARY.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI AND VIBRATION TO ELIMINATE AIR POCKETS IS RECOMMENDED.
4. RECESS CHANNEL AND GRATE 1/8" FOR PEDESTRIAN TRAFFIC;1/4" FOR VEHICULAR TRAFFIC.
5. GRATE SHALL BE IRONSMITH OLYMPIAN 6" TRENCH GRATE: 9045-6, UNFINISHED CAST IRON
6. NDS DURASLOPE IN-LINE CATCH BASIN WITH 6" OUTLET PIPE SHALL BE USED
7. LOAD CLASS ASSUMED IS CLASS B: LIGHT DUTY 125 kN/28,000 LBS

05 TRENCH DRAIN

NOT TO SCALE



06 PCC ROLLED C&G TRANSITION

NOT TO SCALE

NO.	DATE	DESCRIPTION

DATE: 6/12/2025
SCALE: N/A
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT

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COUNTY OF LAKE

DETAILS

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C9 OF C10

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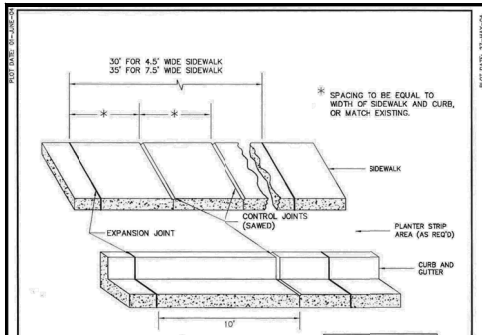


TABLE 1	
CONCRETE THICKNESS (INCHES)	DEPTH OF CUT (INCHES)
4	1
5	1.5
6	1.75
7	2
8	2.25
OVER 8	1/3 CONCRETE THICKNESS

NOTES:

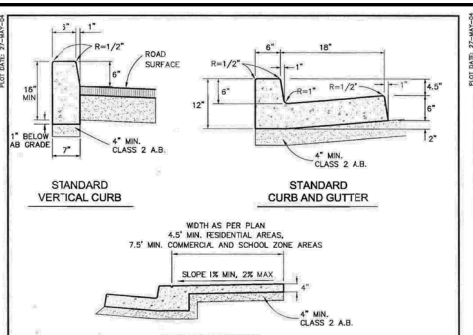
1. REFER TO TABLE 1 FOR CONTROL JOINT DEPTH.
2. EXPANSION JOINTS MATERIAL TO BE 1/4" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE. APPROVED MECHANICAL JOINTS MAY BE USED IN WALKS IN LIEU OF EXPANSION JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED IN THE CURB & GUTTER AT ALL CURB RETURNS.
4. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT THE SAME LOCATION AS THOSE IN THE CURB & GUTTER UNLESS OTHERWISE DIRECTED BY THE COUNTY ENGINEER.
5. SIDEWALK SHALL HAVE A 4" BASE OF CLASS 2 A.B., 4" OF P.C.C., AND HAVE A 2% SLOPE TOWARDS THE STREET.

SEE DETAIL STDS. 211-A AND 211-B FOR ADDITIONAL CURB, GUTTER AND SIDEWALK INFORMATION

TYPICAL SPACING WEAKENED PLANES, AND EXPANSION JOINT

STD. NO. 210

SCALE: NONE | DRAWN: LMW | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004



SEE CURB, GUTTER AND SIDEWALK NOTES ON STD. NO. 211-A

SHEET 1 OF 2

CURB, GUTTER AND SIDEWALK

STD. NO. 211-A

SCALE: NONE | DRAWN: CLG | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004

NOTES:

1. CONCRETE SHALL BE CLASS A, 1" MAXIMUM AGGREGATE SIZE PER CALTRANS STANDARD SPECIFICATIONS AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD. NO CO.OR OR LAMP-BLACK SHALL BE ADDED UNLESS OTHERWISE SHOWN ON THE PLANS OR SPECIAL PROVISIONS.
2. EXPANSION JOINTS, 1/2 INCH WIDE, SHALL BE PLACED AT BOTH SIDES OF DRIVEWAY APPROACHES, AT EACH SIDE OF DRAINAGE STRUCTURES, AT ENDS OF CURB RETURNS. EXPANSION JOINTS SHALL BE ALIGNED THROUGH ADJACENT CURB, GUTTER AND SIDEWALK.
3. CONTROL JOINTS SHALL BE SAWED TO THE DEPTHS LISTED IN TABLE 1 AND SHALL BE PLACED AT SPACING EQUAL TO WIDTH OF CURB AND SIDEWALK. CONTROL JOINTS SHALL BE INSTALLED AT CENTER OF ALL DRIVEWAY APPROACHES OVER 20' WIDE.
4. SUBGRADE SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION IN THE TOP 6 INCHES.
5. EXISTING CONCRETE TO BE REPLACED SHALL BE REMOVED AT EXPANSION JOINTS, CONTROL JOINTS OR SCORE MARKS. CONCRETE REMOVED AT CONTROL JOINTS OR SCORE MARKS SHALL BE SAWCUT. SAWCUTS SHALL BE FULL DEPTH.
6. NO UTILITY BOXES OR POLES SHALL BE PLACED IN THE SIDEWALK AREA WITHOUT THE WRITTEN APPROVAL OF THE D.P.W. DIRECTOR.
7. NEW WORK SHALL MATCH EXISTING IN SCORE PATTERN AND COLOR.
8. NO CONCRETE SHALL BE PLACED UNTIL AFTER THE COUNTY INSPECTOR HAS APPROVED FORMS AND SUBGRADE.
9. ALL EXPOSED EDGES SHALL BE ROUNDED WITH 1/2 INCH RADIUS TOOL.
10. ALL SURFACES SHALL BE FINISHED WITH A MEDIUM BROOM FINISH.

SEE CURB, GUTTER AND SIDEWALK DETAIL STD. NO. 211-A

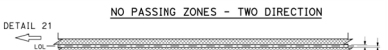
SHEET 2 OF 2

CURB, GUTTER AND SIDEWALK

STD. NO. 211-B

SCALE: NONE | DRAWN: CLG | CHK: JLW, TEM | APPVD: GRS | DATE: JUNE 2004

NO PASSING ZONES - TWO DIRECTION



A20A CALTRANS PAVEMENT MARKERS AND TRAFFIC LINES

NOT TO SCALE

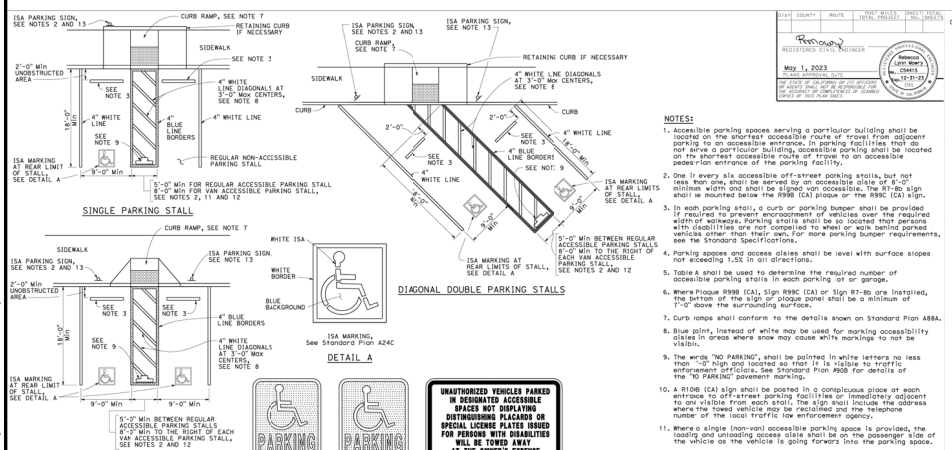


TABLE A	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

OFF-STREET PARKING SIGNS

Parking lot or garage, See Note 6

NOTES:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. Parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every six accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or parking bumper shall be provided if required to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. For more parking bumper requirements, see the Standard Specifications.
4. Parking spaces and access aisles shall be level with surface slopes not exceeding 1.5% in all directions.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Standard Plan A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than '-0" high and located so that it is visible to traffic enforcement officials. See Standard Plan A90B for details of the "NO PARKING" pavement marking.
10. A R100B (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non-van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

LEGEND

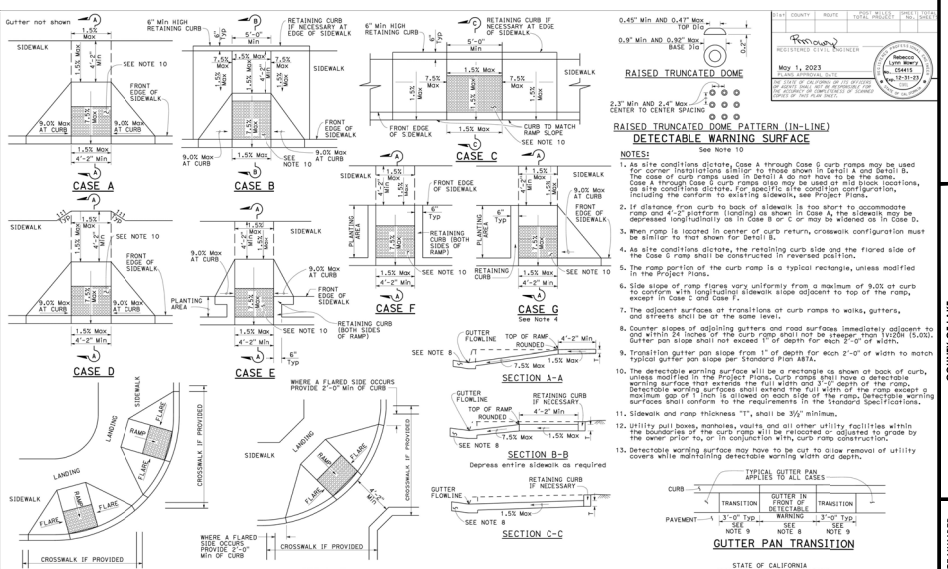
ISA - International Symbol of Accessibility

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

ACCESSIBLE PARKING OFF-STREET

NO SCALE

A90A



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

CURB RAMP DETAILS

NO SCALE

A88A

NO.	DATE	DESCRIPTION

DATE: 6/12/2025
SCALE: N/A
DRAWN BY: TDC
DESIGNED BY: TDC
CHECKED BY: DLS

DRAFT

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COUNTY OF LAKE

DETAILS

KELSEYVILLE SENIOR CENTER IMPROVEMENT PLANS

PROJECT NUMBER 24-401

SHEET C10 OF C10

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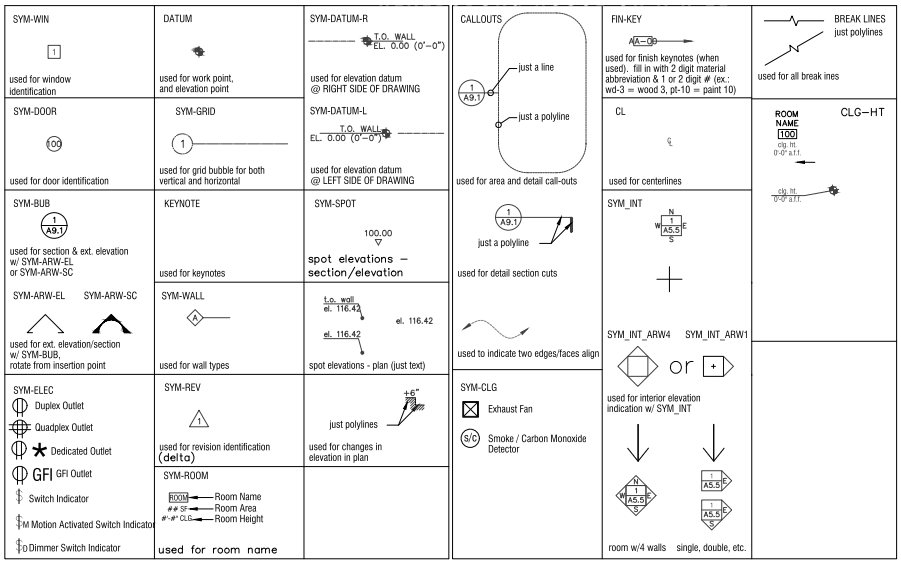
SYMBOLS



ABBREVIATIONS

ABV.	ABOVE
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AGGR.	AGGREGAT
ALGN.	ALIGN
ALUM.	ALUMINUM
ARCH.	ARCHITECT / ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G	BLOCKING
B.O.	BOTTOM OF
CALC.	CALCULATIONS
CC	CENTER TO CENTER
C.L.	CENTER LINE
CLG.	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
COL	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.R.O.	CONCRETE ROUGH OPENING
CTSK	COUNTERSINK
CW	COLD WATER
DEPT.	DEPARTMENT
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DW	DISHWASHER
DWG.	DRAWINGS
DWR	DRAWER
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUAL
EXT.	EXTERIOR
(F)	FUTURE
FAR	FLOOR AREA RATIO
FC	FINISH CEILING
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FP	FIRE PROOFING
F.S.	FINISH SURFACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GEN	GENERAL
GM	GALVANIZED METAL
GYP. BD.	GYPSUM BOARD
HT	HEIGHT
HW	HOT WATER
INS	INSULATION
INT	INTERIOR
MANUFAC.	MANUFACTURER
MAX	MAXIMUM
MIN	MINUMUM
MISC	MISCELLANEOUS
MS	MOTION SENSOR
MTD	MOUNTED
MTL	METAL
(N)	NEW
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
PLYWD	PLYWOOD
PNT.	PAINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR	POWER
QTY	QUANTITY
R.F.Z.	RADIANT FLOOR ZONE
(R)	REMOVE
REF	REFERENCE
REQ'D.	REQUIRED
RM	ROOM
REV	REVISION
RO	ROUGH OPENING
S.A.F.	SELF-ADHERING FLASHING
SIM	SIMILAR
SR	SUPPY REGISTER
STL	STEEL
STN/STL	STAINLESS STEEL
STRUCT	STRUCTURAL
STO	STORAGE
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TEM	TEMPERED
T.O.	TOP OF
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WIN	WINDOW
WD.	WOOD
W.P.	WATERPROOFING

TYPICAL MATERIALS

- STONE
- METAL (Detail & large scale only)
- CONT. BLOCKING
- NON-CONT. BLOCKING
- WOOD, FINISH
- PLYWOOD
- INSULATION
- RIGID INSULATION
- TILE (detail)
- CONCRETE
- EARTH
- GRANULAR FILL
- CUT STONE

WALL TYPES

- A — EXISTING CMU WALL
- B — NEW CMU WALL
- C — NEW 2x6 WALL
- D — NEW 2x4 WALL
- E — NEW 2x4 WALL W/ TYPE 'X' GYP.BD.

TYPICAL LINE TYPES

- PROPERTY LINE
- GRID LINE
- CUT LINE
- 0'-0" DIMENSION LINE
- OVERHEAD LINE
- BREAK LINE

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Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
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No.	Description	Date

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C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
SYNTAX

A 0.01

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ARCHITECTURAL CODE NOTES

EQUIPMENT NOTES
1. SEE A5.0 & SPECS FOR EQUIPMENT, FINISH, WINDOW, & DOOR SCHEDULE.

2. EQUIPMENT IS SPECIFIED TO MEET APPLICABLE ANSI STANDARDS.

3. ICE MACHINE LOCATED IN WELL-VENTILATED AND EASILY CLEANABLE AREA.

FOOD STORAGE NOTES
1. EMPLOYEES WILL NOT BE CHANGING CLOTHS IN EVENT CENTER. LOCKERS & COAT HOOKS PROVIDED FOR STORAGE OF PERSONAL BELONGINGS ARE SEPARATED FROM FOOD AND UTENSIL STORAGE.

2. ALL FOOD STORAGE TO BE 6" OFF THE FLOOR, CLEAN AND DRY AND NOT EXPOSE FOOD TO SPLASHES, DUST, VERMIN, OR OTHER SOURCES OF CONTAMINATION.

3. OTHER THAN CLEANERS AND SANITIZERS, WHICH MAY STORED IN THE WAREWASHING AREA, ALL CHEMICALS, CLEANING AGENTS, OR OTHER POTENTIALLY POISONOUS MATERIALS TO BE STORED IN CERTIFIED STORAGE LOCKER ISOLATED FROM FOOD, FOOD HANDLING EQUIPMENT AND UTENSILS, AND ANY FOOD PACKAGING MATERIALS TO PREVENT ACCIDENTAL CONTAMINATION OF FOOD PRODUCTS.

4. DRY STORAGE (97sf) ACCOUNTS FOR >25% OF TOTAL KITCHEN AREA (382sf) VIA DEDICATED AREA FOR 5-TIER WIRE STORAGE RACKS NOT INCL. UNDER-COUNTER DRY STORAGE CABINETS

BUILDING FENESTRATION NOTES
1. EXTERIOR WINDOWS & DOORS TO BE WELL-FITTED & SELF-CLOSING.

2. ANY EXTERIOR WINDOWS & DOORS WHICH OPEN TO FOOD PREP AREAS, FOOD STORAGE, & UTENSIL WASHING SHALL BE SCREENED W/ NO LESS THAN 16 MESH PER SQUARE INCH.

3. THE MINIMUM DISTANCE BETWEEN THE PASS-THROUGH WINDOW OPENING MAY NOT BE LESS THAN 18"

4. THE COUNTER SURFACE OF THE PASS-THROUGH WINDOW MUST BE SMOOTH, EASILY CLEANABLE, FREE OF CHANNELS AND CREVICES, AND NOT HIGHER THAN 34" AFF.

SEWER LINE NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL SEWER DETAILS, CALCULATIONS, CONNECTIONS, AND SPECIFICATIONS.

2.CONTRACTOR / BUILDER TO VERIFY ALL HEIGHTS AND SPACING PER MANUFAC. SPECIFICATIONS PRIOR TO ROUGH-IN INSTALLATION

3. ALL SINKS AND EQUIPMENT WITH LIQUID WASTE DISCHARGE, WITH THE EXCEPTION OF HAND WASHING AND JANITORIAL SINKS, ARE INDIRECTLY DRAINED TO A FLOOR SINK. SEE SPECS FOR ADDITIONAL INFORMATION AS NEEDED AND COORDINATE WITH ALL OTHER PLANS.

4. PER CURFFL 114100 DISHWASHING MACHINES MAY BE CONNECTED DIRECTLY TO SEWER LINE IMMEDIATELY DOWNSTREAM FROM A FLOOR DRAIN OR MAY BE DRAINED THROUGH AN APPROVED INDIRECT CONNECTION.

5. ALL PLUMBING, ELECTRICAL, AND GAS LINES MUST BE CONCEALED WITHIN BUILDING WALLS, FLOORS, UNDER-FLOOR CRAWL SPACE, AND / OR CEILING WHEN PRACTICABLE OR WITHIN APPROVED CONDUIT AT LEAST 6" OFF THE FLOOR. WHEN CONDUIT OR PIPELINE ENTERS A WALL, CEILING, OR FLOOR, THE OPENING AROUND IT MUST BE TIGHTLY SEALED AND SMOOTH FOR EASY CLEANING AND ALL PIPING MUST BE SLEEVED AND SEALED WHEN ENTERING OR EXITING THE BUILDING ENVELOPE.

6. ALL DWV PIPING TO BE CAST IRON OR ABS AND SHALL BE IN STRAIGHT RUNS WITH LONG FITTINGS AT TURNS; MUST SLOPE PER CODE; 3" AND SMALLER @ $\frac{1}{4}$" PER FOOT AND 3" AND LARGER @ $\frac{1}{8}$" PER FOOT.

7. ALL VTR PENETRATIONS TO BE FLASHED & SEALED WATERTIGHT. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING & SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 12" FROM ANY VERTICAL SURFACE.

8. EACH VENT THRU ROOF SHALL TERMINATE NOT LESS THAN 10' FROM, OR AT LEAST 3' FROM, OR NOT LESS THAN 3' ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE.

9. VENT SIZES TO BE 1.5" MIN. FOR ALL NEW PLUMBED FIXTURES BUT NOT LESS THAN 1/2 THE DIAMETER OF REQUIRED DRAIN DIAMETER , AND NOT TO EXCEED FIXTURE UNIT LIMITS PER CODE.

10. PROVIDE 2" WALL CLEAN OUT @ ALL SINKS.

11. MIN. SLOPE OF ALL HORIZONTAL DRAIN PIPES TO BE 1/4" PER FOOT.

12. GREASE INTERCEPTOR SIZE (KEYNOTE NO. 36)
18"X18"X12" · (3) = 11,664"C / 231 = 50 x .75 = 38 / 2m = 19lb ← (36)

WATER LINE NOTES:
1. WATER & SEWER LINES ARE DIAGRAMMATIC; ACTUAL LINE PATHS TO BE PER PLUMBING CONTRACTOR. CONTRACTOR TO VERIFY ALL FIXTURE STUB HEIGHTS & SPACING PER MANUFAC. SPECIFICATIONS PRIOR TO ROUGH-IN INSTALLATION. ALL WATER PIPING TO BE TYPE "L" COPPER OR PEX AND TO RUN IN STRAIGHT LINES.

2. ALL WATER LINES IN BUILDING ARE $\frac{3}{4}$"; FIXTURE STUB-OUTS ARE $\frac{1}{2}$" EXCEPT AT ICE MACHINE ($\frac{3}{8}$"); NEW HOT WATER PIPES ARE TO BE INSULATED IN ACCORDANCE W/ TITLE 24 SECTION 120.3(c) AND CEC SECTION 609.12.3 REQUIRING A MINIMUM WALL THICKNESS EQUAL TO THE DIAMETER OF THE PIPE BEING INSULATED.

3. UNDERGROUND LINES TO BE NON-TOXIC SCH80 PVC (COLD) & SCH80 CPVC (HOT); CHANGE TO 40 FOR ABOVE GROUND.

4. HAND WASHING SINK(S) SHALL HAVE SUCH WATER PROVIDED FROM A COMBINATION FAUCET OR WATER FROM A PREMIXING FAUCET WHICH SUPPLIES WARM WATER FOR A MINIMUM OF TEN (10) SECONDS WHILE BOTH HANDS ARE FREE FOR WASHING.

5. MOP SINK TO BE PROVIDED WITH HOT & COLD WATER AND BACKFLOW PREVENTION DEVICE AS REQUIRED ON MOP AREA FAUCET. MOP HOOKS MOUNTED TO WALL ABOVE MOP SINK, FRP UP TO 48" ON WALLS TANGENT TO MOP SINK.

6. HOT WATER TO BE SUPPLIED AT A MINIMUM TEMPERATURE OF 120°F FROM ALL FAUCETS EXCEPT HAND WASHING SINKS WHICH MUST BE SUPPLIED WITH WARM WATER BETWEEN 100-108°F IF THE TEMPERATURE IS NOT READILY ADJUSTABLE AT THE FAUCET.

7. HOT WATER PIPES ARE TO BE INSULATED IN ACCORDANCE W/ TITLE 24 SECTION 120.3(C).

8. ALL PLUMBING, ELECTRICAL, AND GAS LINES MUST BE CONCEALED WITHIN BUILDING WALLS, FLOORS, UNDER-FLOOR CRAWL SPACE, AND / OR CEILING WHEN PRACTICABLE OR WITHIN APPROVED CONDUIT AT LEAST 6" OFF THE FLOOR. WHEN CONDUIT OR PIPELINE ENTERS A WALL, CEILING, OR FLOOR, THE OPENING AROUND IT MUST BE TIGHTLY SEALED AND SMOOTH FOR EASY CLEANING.

9. POTABLE WATER LINES TO BE CLEANED IN ACCORDANCE WITH MOST RECENT WSC STANDARDS AND TESTED PER CODES.

10. COMMERCIAL-GRADE WATER HEATER IS TO BE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER OF AT LEAST 120° F TO ALL SINKS, HAND LAVATORIES & OTHER CLEANUP FACILITIES.

11. TO ENSURE AN INDIRECT CONNECTION, AN AIR GAP MUST BE PRESENT BETWEEN THE DISCHARGE PIPE OF THE HOT WATER HEATER AND THE DRAIN OF THE MOP SINK OR FLOOR DRAIN.

12. HOSE BIBS TO HAVE BACKFLOW PREVENTER

SANITATION NOTES
1. HAND WASHING SINK IS CENTRALLY LOCATED BETWEEN PREP AREA & WAREWASHING AREA, AND NOT >20' FROM EITHER.

2. SOAP & SINGLE-USE SANITARY TOWELS SHALL BE PROVIDED IN PERMANENTLY INSTALLED DISPENSERS AT HAND WASHING SINKS.

3. JANITORIAL SINK IS OF NON-POROUS STAINLESS STEEL AND IS LOCATED SO AS TO NOT CONTAMINATE FOOD STORAGE AREAS, UTENSILS, OR EQUIPMENT.

4. IN THE WAREWASHING AREA, AN AREA IS PROVIDED FOR SCRAPING UTENSILS AND EQUIPMENT AS NEEDED.

5. ANY DISPLAY OF UNPACKAGED FOOD OR UTENSILS SHALL E SHIELDED SO AS TO INTERCEPT A DIRECT LINE BETWEEN A CUSTOMER'S MOUTH AND THE FOOD OR UTENSILS ON DISPLAY.

6. GARBAGE AND WASTE GREASE SHALL BE DISPOSED INTO ADEQUATE, WATERTIGHT, NONABSORBENT RODENT PROOF CONTAINERS WITH CLOSE-FITTING LIDS.

7. WALLS AND CEILING SHALL BE DURABLE, EASILY CLEANABLE, IMPERVIOUS TO GREASE AND MOISTURE AND CAPABLE OF WITHSTANDING EXPECTED IMPACTS.

8. FLOORS, WALLS, AND CEILING OF RESTROOM SHALL BE SMOOTH, NONABSORBENT, AND EASILY CLEANABLE.

9. TOILET TISSUE PAPER SHALL BE PROVIDED IN A PERMANENTLY INSTALLED DISPENSER AT EACH TOILET.

10. RESTROOM SHALL BE SEPARATED FROM OTHER AREAS BY A WELL-FITTED, SELF-CLOSING DOOR THAT PREVENTS THE PASSAGE OF FLIES, DUST, OR ODORS.

11. RESTROOM SHALL BE VENTED TO THE OUTSIDE AIR BY MEANS OF SCREENED OPERABLE WINDOW, AIR SHAFT, OR SWITCH-ACTIVATED EXHAUST FAN, CONSISTENT WITH THE REQUIREMENTS OF LOCAL CODES.

BUSINESS HOURS NOTES
1. EXIST. EGRESS DOORS SHALL REMAIN READILY OPENABLE FROM THE EGRESS SIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2. DOOR-OPENING HARDWARE TO BE CENTERED BETWEEN 34" & 44" ABOVE FLOOR.

3. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS.

4. A READILY VISIBLE & DURABLE SIGN IS TO BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOORS STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.

EXHAUST FAN GENERAL NOTES
1. ALL AIR CONVEYANCE SYSTEMS INCLUDING DIFFUSER(S) CONNECTIONS SHALL BE SEALED W/ UL181 MATERIALS ONLY AS PER CALIFORNIA CODE CES 124(b) & 2019 CMC 602.1 & 603.10.

2. EXHAUST FAN(S) VENTING THROUGH THE ROOF TO BE A MIN. OF 10' AWAY FROM DOORS, OCCUPIED SPACES, & 25' AWAY FROM AN OUTSIDE AIR INTAKE PER 407.2.1, 407.2.2.

3. FIRE EXTINGUISHER PLACEMENT PER FIRE DEPARTMENT DIRECTION TO BE DETERMINED AT FINAL INSPECTION.

ROOF PLAN GENERAL NOTES
1. ALL ROOFING TO BE 'CLASS C' **MIN.** PER CBC TABLE 1505.1 FOR TYPE III-B CONSTRUCTION; ASPHALT SHINGLES TO COMPLY WITH ASTM D3462 OVER PLYWD. ROOF DECKING AND 30# UNDERLAYMENT COMPLIANT W/ CBC 1507.1.1 / 1507.5.3 (ASTM D226, D1970, D4869, & D6757).
CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790.

2. UNDERLAYMENT TO BE INSTALLED PER CBC 1507.1.1(3) USING CORROSION RESISTANT FASTENERS IN 12" GRID AT SIDE LAPS AND 6" AT SIDE AND END LAPS. INSULATION PER CBC SECTION R806.5 AND TO BE AIR-IMPERMEABLE W/ TAPED / SEALED EDGES AND SEAMS.

3. FLASHING & COUNTER-FLASHING TO BE CORROSION RESISTANT AND INSTALLED PER MANUFAC. SO AS TO PREVENT WATER FROM ENTERING WALL OR ROOF THROUGH JOINTS. VALLEY FLASHING TO BE CORROSION RESISTANT AND SHALL EXTEND NOT LESS THAN 8" FROM CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN $\frac{3}{4}$" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.

4. MECHANICALLY ATTACHED OR ADHERED ROOF COVERINGS TO RESIST DESIGN WIND LOAD PRESSURES IN ACCORDANCE W/ SEC. 1609.5.2. (UL580)

5. ALL FASTENERS FOR ROOFING AND METAL SHALL BE CORROSION RESISTANT PER CRC R905.2.5 & 1507.4.3(1). FASTENERS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

6. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING & SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 12" FROM ANY VERTICAL SURFACE. AND ALL VTR PENETRATIONS TO BE FLASHED & SEALED WATERTIGHT.

7. EACH VENT THRU ROOF SHALL TERMINATE NOT LESS THAN 10' FROM, OR AT LEAST 3' FROM, OR NOT LESS THAN 3' ABOVE, ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE.

8. VENT SIZES TO BE 1.5" MIN. FOR ALL NEW PLUMBED FIXTURES BUT NOT LESS THAN ONE-HALF THE DIAMETER OF THE REQUIRED DRAIN DIAMETER PER CODE, AND NOT TO EXCEED FIXTURE UNIT LIMITS PER CODE.

9. ALL DOWNSPOUTS AND ROOF DRAINS TO BE CONNECTED TO STORM DRAIN SYSTEM

10. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT FO THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MIN. OPENING HEIGHT OF 4" MAY BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.

11. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NTO BE CONNECTED TO ROOF DRAIN LINES.

DETECTABLE WARNING GENERAL NOTES
1. COLOR: SAFETY YELLOW (FEDERAL COLOR NO. 33538) W/ VISUAL CONTRAST OF AT LEAST 70% & ADJACENT WALKING SURFACES FOR FULL SURFACE OF CURB RAMP W/ SLOPE<1:15
2. BASE DIAMETER: 0.9–0.92" / TOP DIAMETER: 0.45–0.47"
3. HEIGHT: 0.2 INCHES ($\frac{3}{16}$")
4 CENTER-TO-CENTER SPACING: 2.3–2.4", BASE-TO-BASE SPACING: 0.65 INCHES
6. DIFFERENCE FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT
7. CURB RAMPS: EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL
8. ISLANDS OR CUT-THROUGH MEDIANS: 36 INCHES MIN. DEPTH

HEATING & COOLING DUAL ZONE MINI-SPLIT (WALL MOUNTED INTERIOR UNITS)
OUTDOOR UNIT: FUTJITSU AIRSTAGE H-SERIES (1) AOU45RLXFZ (45,000 BTU) W/ ECONOMIZER; LINESET Ø$\frac{3}{8}$" x 3 + Ø$\frac{1}{2}$"
INDOOR UNITS: FUJITSU H-SERIES (2) ASUH24LPAS (24,000 BTU); 208/230V-60HZ (187-253V)

LIGHTING AND FLIGHTING FIXTURE NOTES
1. 10-FOOTCANDLES: APPLICABLE AT DRY STORAGE AREAS

2. 20-FOOTCANDLES (1FC = 10.76L = 215 LUMENS): APPLICABLE AT (A) CONSUMER SELF-SERVICE AREA; (B) WHEREVER FRESH PRODUCE OR PRE-PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; (C) HAND WASHING, WAREWASHING, EQUIPMENT, AND UTENSIL STORAGE, AND TOILET ROOMS.

3. 50-FOOTCANDLES (538 LUMENS): APPLICABLE AT: (A) WHERE EMPLOYEES WORK WITH FOOD, UTENSILS, OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, SAWS, AND EMPLOYEE SAFETY IS A FACTOR; (B) IN AL AREAS AND ROOMS DURING PERIODS OF CLEANING.

KITCHEN: 1FC = 1LUMEN PER SF = 268SF x 50FC min = 13,400 LUMENS
WAREWASHING: 1FC = 1LUMEN PER SF = 90SF x 50FC = 4,500 LUMENS — (L2)

4. SHATTER PROOF COVERS INSTALLED OVER LIGHTS IN FOOD PREPARATION AREAS, ROOMS STORING UNPACKAGED FOOD, UTENSIL STORAGE AREAS, AND DISHWASHING AREAS.

5. ALL INDOOR LIGHTING TO BE HIGH EFFICIENCY PER CA ENERGY CODE 150.0(K)1.A. LIGHTS IN BATHROOM & KITCHEN SHALL BE MIN. 40 LUMENS PER WATT PER T-24 SEC.150(K)) AND TO BE ON MOTION SENSOR SWITCHES

6. EXTERIOR LIGHTS TO BE ON DEDICATED TIMER.

DESIGN REQUIREMENTS FOR MINIMUM QUANTITIES OF OUTDOOR AIR / AIR EXCHANGE
EVERY SPACE IN A BUILDING SHALL BE DESIGNED TO HAVE OUTDOOR AIR VENTILATION ACCORDING TO ITEM 1 OR 2 BELOW:

A. PUBLIC SPACES
1. NATURAL VENTILATION:
NOT APPLICABLE

2. MECHANICAL VENTILATION_PUBLIC AREAS:
EACH SPACE THAT IS NOT NATURALLY VENTILATED UNDER ITEM 1 ABOVE SHALL BE VENTILATED WITH A MECHANICAL SYSTEM CAPABLE OF PROVIDING AN OUTDOOR AIR RATE NO LESS THAN THE LARGER OF:

A. THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FROM **CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 6**, **TABLE 120.1-A**:

MECHANICAL AIR CALCULATION A PER TABLE 120.1-A:
EVENT HALL & HALL: 1,380SF X .15CFM = **207CFM**
OFFICE & LOBBY: 308SF X .15CFM = **46CFM**
KITCHEN: 358SF X .18CFM= **64CFM (SEE SEC. B)**

B. 15cfm PER PERSON TIMES THE EXPECTED NUMBER OF OCCUPANTS. FOR MEETING THE REQUIREMENT IN SECTION 120.1(B)2B FOR SPACES WITHOUT FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE EITHER THE EXPECTED NUMBER SPECIFIED BY THE BUILDING DESIGNER OR ONE HALF OF THE MAXIMUM OCCUPANT LOAD ASSUMED FOR EGRESS PURPOSES IN THE CBC, WHICHEVER IS GREATER. FOR SPACES WITH FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE DETERMINED IN ACCORDANCE WITH THE CBC.

MECHANICAL AIR CALCULATION PER EXPECTED OCCUPANTS W/ NON-FIXED SEATING:
153 Occupant Load / 2 = 76.5 x 15cfm = **1,148cfm** ← (59)

B. KITCHEN
TYPE 1 GREASE HOOD (REPLACED IN KIND):
GREASE HOOD MUST EXTEND 6" MIN. BEYOND EQUIPMENT BELOW PER CODE. COMBUSTIBLE MATERIALS MUST BE 18"MIN. FROM HOOD; USE TYPE-X GYP.BD. AT CEILING. AIR VELOCITY IN DUCTS SHOULD BE NOT LESS THAN 500FT/MIN AND MUST BE SUBSTANTIALLY SEALED WITH WELDED OR HEAT RESISTANT SEALS. EXHAUST DUCTS TO SLOPE 2" PER LINEAR FOOT TOWARDS COLLECTION POINT W/ CLEANOUT AND MUST EXTEND 18" ABOVE ROOF OR 40" ABOVE IF THE EXHAUST FLOW IS DIRECTED UPWARDS. TERMINATION SHOULD BE AT LEAST 10' AWAY FROM PROPERTY LINES, ADJACENT BUILDINGS, AND FRESH AIR INATKES.ELECTRICAL DISCONNECT (INCL. LIGHT) IS REQUIRED; 208V - 15AMP CIRCUIT. MAKE-UP AIR TO BE PROVIDED AT A RATE EQUAL TO EXHAUST VIA CONTINUOUS FRESH AIR INTAKE AND MECHANICAL SUPPLY (SEE BELOW).

HOOD CFM = 100cfm PER 10,000btu = 24,000btu(6) + 16,000btu(3) = 192,000 / 100 = 1,920CFM ← (54)

MECHANICAL VENTILATION_KITCHEN:
THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FROM **CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 6**, **TABLE 120.1-A**:

MECHANICAL AIR CALCULATION A PER TABLE 120.1-A:
EVENT HALL & HALL: 1,380SF X .15CFM = **207CFM** (SEE SEC. A)
OFFICE & LOBBY: 247SF X .15CFM = **37CFM** (SEE SEC. A)
KITCHEN: 358SF X .18CFM= **64CFM**

CA MECHANICAL CODE SECTION 102.1(B): DESIGN REQUIREMENTS FOR MINIMUM QUANTITIES OF OUTDOOR AIR.
A. EACH SPACE VENTILATED UNDER CRITERIA **B** ABOVE SHALL BE VENTILATED WITH A MECHANICAL SYSTEM CAPABLE OF PROVIDING AN OUTDOOR AIR RATE NO LESS THAN
B. THE CONDITIONED FLOOR AREA OF THE SPACE x THE APPLICABLE VENTILATION RATE FROM TABLE 120.1-A;

LOCAL EXHAUST CALCULATION A PER TABLE 120.1-A:
KITCHEN = 358sf x .18 cfm = 64cfm min FAN ← (52)

CONTINUOUS FRESH AIR SUPPLY:
10" DUCT = 750cfm ← (53)

POWER PLAN GENERAL NOTES
1. RECEPTACLES TO BE PLACED 16" TO VERT. CENTER LINE A.F.F. U.N.O.
2. RECEPTACLES AT COUNTER TO BE **42.5" A.F.F. TO C.L. OF VERTICAL OUTLET**, AND 48" MAX BETWEEN AT ALL COUNTERS.
3. METAL CONDUIT TO BE HELD $\frac{1}{2}$" OFF CONC. BLOCK WALL WITH METAL CLIPS & 6" AFF PER CODE
4. ALL DEDICATED EQUIPMENT RECEPTACLE TO BE SIZED AND LOCATED (HEIGHT AND CENTERED) PER MANUFAC.
5. KITCHEN OUTLETS TO BE ON 20AMP CIRCUITS (SOLAR PREFERRED)
6. ELECTRICAL SUB-CONTRACTOR TO BE RESPONSIBLE FOR EVALUATING THE REQUIRED ELECTRICAL SERVICE POWER FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. ALL NEW ELECTRICAL ITEMS TO BE UL-RATED.

BUILDING ACCESSIBILITY NOTES (SEE ALSO PG. A0.03 (NEXT))
1. POS & PICKUP COUNTERS TO COMPLY WITH CBC11B 227.3 (COUNTERS) & 11B227.5 (FOOD SERVICE LINES)

2. COUNTERS SHALL COMPLY WITH CBC11B 707.2 CLEAR SPACE REQUIREMENTS FOR PARALLEL APPROACH (30X48" CLEAR SPACE).

3. COUNTERS SHALL COMPLY WITH CBC11B 707.3 FOR OPERABLE PARTS, IF NEC.

4. COUNTERS SHALL COMPLY WITH CBC11B 707.7.2 CHARACTER DISPLAY ON SCREENS IF NEC.

5. COUNTERS SHALL COMPLY WITH CBC11B 707.9 FOR POS DEVICES

6. COUNTERS & QUES SHALL COMPLY WITH CBC11B 904.1 AND MAINTAIN A 36" LONG x 34" MAX HEIGHT COUNTER SPACE FOR PARALLEL APPROACH (OR 904.2 FOR FORWARD APPROACH)

7. DOOR SWINGS SHALL COMPLY WITH CBC11B TABLE 404.2.4.1 & 404.2.4.2 WHERE NEC.

8. THE MAX. EFFORT FOR BOTH INTERIOR & EXTERIOR DOORS IS 5 LBS PER CBC11B 404.2.9

9. EGRESS DOORS SHALL REMAIN READILY OPENABLE FROM THE EGRESS SIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE ALSO *BUSINESS HOUR NOTES*.

10. AISLES SERVING BOTH SIDES SHALL BE 44" (3'-8") WIDE MIN. PER CBC11B 403.5.1

11. THRESHOLDS SHALL NOT BE > $\frac{1}{2}$" OR SHALL REQUIRE A RAMP

12. PER CBC303.1.1 AN OCCUPANT LOAD >50 SHALL BE CONSIDERED "A" OCCUPANCY TYPE.

13. PER CBC "A" OCCUPANCIES WITH AN OCCUPANT LOAD OF >50 INCLUDING EMPLOYEES AND CUSTOMERS SHALL HAVE TWO TOILET FACILITIES DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME.

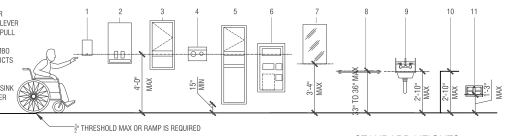
14. PER CBC TABLE 1006.2.1 AN OCCUPANCY LOAD OF >49 REQUIRES TWO EXITS.

15. PER CBC TABLE 1006.2.1 THE MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE IN AN "A" ASSEMBLY WITH TWO EXITS SHALL BE 100'-0" FOR SPRINKLERED BUILDINGS AND 75'-0" FOR UNSPRINKLERED BUILDINGS.

16. PER CCR TITLE 8, SEC. 3229 THE TOTAL WIDTH OF EXISTS IN FEET MUST BE AT LEAST THE OCCUPANT LOAD DIVIDED BY 50, AND DIVIDED EQUALLY AMONG THE EXITS.

**SEE OCCUPANCY AND EGRESS CALCULATION ON TITLE PAGE.*

1. SOAP DISPENSER
2. PAPER TOWELS-LEVER
3. PAPER TOWELS-PULL
4. HAND DRYER
5. HAND DYER COMBO
6. FEMININE PRODUCTS
7. MIRROR
8. GRAB BARS
9. HAND WASHING SINK
10. SERVICE COUNTER
11. TOILET PAPER



STANDARD HEIGHTS (2)
SCALE: 1/4" = 1'-0"

RESTROOM ACCESSIBILITY NOTES
1. WATER CLOSET (W.C.) GRAB BARS BLOCKING & BRACING PER CBC 11B-809.10.7.3 AS FOLLOWS:

1.1 W.C. ADJACENT TO SIDE WALL; GRAB BAR REINFORCEMENT TO BE ON BOTH SIDES OR ONE SIDE & BACK; REINFORCEMENT AT BACK SHALL BE BTWN 30" MIN. & 38" MAX A.F.F. W/ REINFORCEMENTS 8" MIN. HIGH & BACKING TO BE 40" MIN. LONG.

1.2 W.C. ADJACENT TO LAVATORY, CABINETS, WING WALLS, OR PRIVACY WALLS; REINFORCEMENT TO BE 36" LONG & INSTALLED AT SIDE WALL OF W.C. TO BE BTWN 30" MIN.-38" MAX. A.F.F. W/ REINFORCEMENTS 10" MAX. FROM REAR WALL & EXTEND 30" MIN. IN FRONT OF THE W.C. GRAB BAR REINFORCEMENT SHALL BE 8" MIN. HIGH.

2. SIDE GRAB BAR: 42" LONG MIN.; 12" MAX. FROM REAR WALL; EXTEND 54" MIN. FROM REAR WALL W/ FRONT END 24" MIN. IN FRONT OF THE W.C. PER CBC 11B-604.5.1

3. REAR GRAB BAR: 36" LONG MIN.; EXTEND 12" MIN. FROM W.C. CENTERLINE ON ONE SIDE AND 24" MIN. ON OTHER PER CBC 11B-604.5.2

4. LAVATORIES W/O BASE CABINET TO BE INSTALLED W/ CENTERLINE 18" MIN. FROM ADJOINING WALL TO ALLOW FORWARD APPROACH PER CBC 11B-809.10.8.1

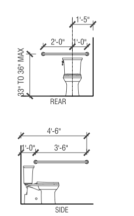
5. REQ'D CLEARANCE AROUND W.C. PERMITTED TO OVERLAP GRAB BARS, DOSP, SANITARY DISPOSAL, COAT HOOKS, , ACCESSIBLE ROUTES, CLEAR AREA, CLEARANCES REQ'D AT OTHER FIXTURES, AND TURNING SPACE. NO OTHER FIXTURES TO BE WITHIN REQ'D CLEARANCE PER CBC 11B-604.3.2.; 60"x60" AREA IN FRONT OF W.C.PER CBC 11B-604.8.1.1.2

6. PER CBC 11B-404.2.7 DOOR HANDLE, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS TO COMPLY WITH SEC.11B-309.4. HANDLE TO BE 34" MIN. & 44" MAX. ABOVE FINISH FLOOR AND BE EQUIPPED WITH SELF-CLOSING MECHANISM

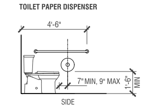
7. DOOR & HARDWARE PER CBC 11B-604.8.1.2 & 604.8.2.2

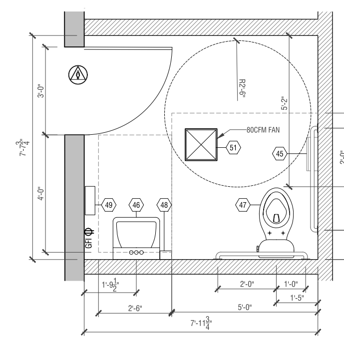
8. DOOR PULL PER CBC 11B-404.2.7 (BOTH SIDES)

TOILET GRAB BARS



TOILET PAPER DISPENSER





RESTROOM AREA PLAN (1)
SCALE: 1/2" = 1'-0"

DISCREPANCY NOTES
1. DISCREPANCIES BTWN DIMENSIONS ON ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND REMEDIED WITHIN THE LIMITS OF THE CODE AND PER FABRICATOR MEANS & METHODS.

2. ANY DIMENSIONAL DISCREPANCIES FOUND BY FABRICATOR THAT EXISTING BETWEEN FIELD CONDITIONS AND DRAWINGS THAT REDUCE THE DIMENSION VALUE ON THE ANNOTATED PLANS, SECTIONS, ELEVATIONS, OR DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

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FIRE SUPPRESSION
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4230 MAIN STREET
KELSEYVILLE, CA 95451
(707)-279-4020

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025

Revision:

No.	Description	Date

Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
CODE NOTES

A 0.02

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EXTERIOR MATERIALS

KEYNOTE 1
DIV. 03 - CONCRETE SLAB
SEE STRUCT.; SMOOTH TROWEL FINISH AT OFFICE & STORAGE AREAS PER PLAN

KEYNOTE 2
DIV. 04 - STANDARD CMU BLOCK
8" X 8" X 16" REGULAR BLOCK; USE 3/8" MORTAR JOINT W/ CONCAVE POITING. PAINT SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW 7006).

KEYNOTE 3
DIV. 04 - PROJECTED BLOCK @ TOWER
ANGELUS (OR APPROVED ALTERNATE) "PROJECT BLOCK" PRECISION 8" X 8" X 16" BLOCKS PER TOWER BLOCK LAYOUT IN ARCH. DWGS. . PAINT SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW 7006).

KEYNOTE 4
DIV. 07 - METAL ROOFING
TAYLOR METAL PRODUCTS 22GA. T-PANEL W/ NARROW BATTEN, 16" NOMINAL WIDTH W/ 1" SNAP-LOCK BATTENS, TERRA COTTA (SRI-43), INSTALL PER MANUFAC. UL790 CLASS A FIRE RATED & UL2218 CLASS 4 IMPACT (HAIL) RATED, OR APPROVED EQUAL.

KEYNOTE 5
DIV. 06 - FASCIA AT OVERHANG
2X_DOUG FIR TO MATCH BEAM DEPTH; PAINT TO MATCH ROOF & GUTTER. SEE ARCH. DETAILS FOR ROOF TO WALL TURNDOWNS

KEYNOTE 6
DIV. 06 - SOFFIT
HARDIE-SOFFIT, NON-VENTED *SMOOTH* OR APPROVED EQUAL. PAINT WHITE, SHERWIN WILLIAMS EXTRA WHITE, SATIN (SW7006).

KEYNOTE 7
DIV. 05 - COPING
24GA GALVANIZED STEEL, PNT. TBD TO MATCH ROOF COLOR.

KEYNOTE 8
N/A

ENVELOPE

KEYNOTE 9
DIV. 07 - BLOCK WALL INSULATION
SPRAY-IN BLOCK-CORE INSULATION ALL NEW & EXISTING AREAS; ACHIEVE R-21 ALL EXTERIOR WALLS PER TITLE 24.

KEYNOTE 10
DIV. 07 - ROOF INSULATION
OWENS CORNING FOAMULAR NGX THERMAPINK 4" XPS RIGID FOAM INSULATION OVER EXISTING WOOD ROOF PLANKS (BLACK PRINT SIDE TO FACE DOWN PER MANUFAC.) AND SEAL ALL SEAMS AND EDGES TO BE AIR IMPERMEABLE; ACHIEVE R-20 PER TITLE 24 ENERGY CODE. REF.STND: ASTM C518, ASTM D1621, ASTM C203, ASTM C272, ASTM E96, ASTM D2126, ASTM E84, ASTM D2863, ASTM E228, ASTM E119, ASTM E108 TYPE-ASTM 578 TYPE IV, UL U-197, UL 1256 AND CA QUALITY STND. HUD-UM #71A, OR APPROVED EQUAL.

KEYNOTE 11
DIV. 07 - WATERPROOFING MEMBRANES
METAL ROOF
TRI-BUILT CLASS A WOVEN HOUSE WRAP OR APPROVED EQUAL. ASTM D5261, ASTM D828, ASTM E96, ASTM E96, ASTM D779, ASTM E84

KEYNOTE 12
DIV. 07 - ROOF BOARD
½" DENSDECK PRIME ROOF BOARD, OR APPROVED EQUAL OVER INSULATION.

KEYNOTE 13
OMITTED

KEYNOTE 14
DIV. 07 - GUTTER
TAYLOR METALS 24GA 4X4" BOX GUTTER W/ GUTTER HANGERS AS REQ'D., PNT. TO MATCH ROOF

KEYNOTE 15
DIV. 07 - DOWNSPOUT
TAYLOR METALS 24GA 3"X3" BOX DOWNSPOUT, PNT. TO MATCH WALL.

KEYNOTE 16
N/A

KEYNOTE 17
N/A

INTERIOR FINISHES

KEYNOTE 18
DIV. 08 - PASS-THRU WINDOW ROLL-UP
COOKSON BETWEEN-JAMB ROLLING COUNTER DOOR UNIT, MODEL ESC20, STAINLESS STEEL; OR APPROVED EQUAL.

KEYNOTE 19
DIV. 09 - FLOOR (LOBBY, EVENT HALL, HALL)
MATTER SURFACES, PARADOOR MODULAR ONE OVERSIZE TILE: MARBLE-EOS WHITE OR EQUAL.

KEYNOTE 20
DIV. 09 - CEILING (LOBBY, EVENT HALL, HALL)
GYP.BD. LEVEL 4 FINISH, 2-COAT SEMI-GLOSS PER FINISH SCHEDULE

KEYNOTE 21
DIV. 09 - FLOOR (OFFICE, STORAGE)
CONC. SLAB, SMOOTH TROWEL FINISH S.O.G.

KEYNOTE 22
DIV. 09 - FLOOR (KITCHEN, RESTROOMS)
¼" POURED EPOXY W/ 3/8" INTEGRAL COVE UP TO 4" PER CODE; COLOR TO BE GRAY, COLOR SPEC. TBD.

KEYNOTE 23
DIV. 09 - CEILING (KITCHEN, RESTROOMS)
MOISTURE RESISTANT GYP.BD.

KEYNOTE 24
DIV. 09 - FRP WALLS (KITCHEN, RESTROOMS)
MARLITE STANDARD FRP, OR EQUAL. INSTALL PER MANUFAC. INSTRUCTIONS

KEYNOTE 25
DIV. 09 -WET-RATED GYP.BD.
WET-RATED GYP.BD. / PURPLE WALL, OR SIM, TO BE USED AT ALL WET LOCATIONS WHERE FRP IS APPLIED TO FRAMED WALLS IN KITCHEN AND RESTROOMS.

KEYNOTE 26
DIV. 11 - TRAY COUNTER
AMGOOD 18" X 48" STAINLESS STEEL WALL MOUNTED FOLDING WALL SHELF (X4)

KEYNOTE 27
DIC. 09 - SUSPENDED CEILING
USG DRYWALL SUSPENSION SYSTEM, 6-FT. CROSS TEES (DGLW624), CLASS A. INSTALL PER MANUFAC; REFER TO STRUCTURAL.

APPLIANCES & FIXTURES

KEYNOTE 28
DIV. 11 - HALLWAY STORAGE
GLOBAL INDUSTRIAL HEAVY DUTY STORAGE CABINET, 16GA. 48"W X 24"D X 84"H, LOCKING.

KEYNOTE 29
DIV. 11 - THREE COMPARTMENT SINK (EXISTING)
EXISTING 72" X 24" X 34" W/ (2) 18" DRAIN BOARDS 3-COMP SINK WITH SPRAY FAUCET TO BE RELOCATED.

KEYNOTE 30
DIV. 11 - COMMERCIAL DISHWASHER (EXISTING)
EXISTING 24" X 24" COMMERCIAL DISHWASHER WITH EXISTING ATTACHED 46" DRAIN BOARD.

KEYNOTE 31
DIV. 11 - RANGE OVEN (EXISTING)
EXISTING 60" SOUTHBEND S-SERIES S60AD-2G/T 6-BRUNER, 1 STANDARD, 1 CONVECTION OVEN GAS GRILL, 236BTU.

KEYNOTE 32
DIV. 11 - FOOD WARMERS (EXISTING)
EXISTING 56" X 30" FOOD WARMER; REUSE & RELOCATE PER PLAN.

KEYNOTE 33
DIV. 22 - HAND WASHING SINK
KROWNE HS-30L 12"W HAND SINK W/ SIDE SPLASH GUARDS W/ 9"W X 9"L X 5"D BOWL; FAUCET = 4" CENTER WALL MOUNT W/ 0.5GPM AERATOR AND 1.5" STAINLESS STEEL DRAIN & DRAIN OUTLET. SUPPLY WITH ½" HOT AND COLD. COMPLIANT WITH NSF/ANSI/CAN 61:Q<1, ASME A112.8.1, NSF/ANSI 112.19.3 / CSA B45.4, NSF2 OR APPROVED EQUAL.

KEYNOTE 34
DIV. 10 - KITCHEN HAND TOWEL DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED PAPER TOWEL DISPENSER, STAINLESS STEEL SATIN FINISH. MODEL #B-9262 OR APPROVED EQUAL.

KEYNOTE 35
DIV 11 - 2-COMPARTMENT PREP SINK (EXISTING)
EXISTING 74" X 24" X 34" TWO-COMPARTMENT PREP SINK WITH DECK MOUNTED SWIVEL FAUCET, DRAIN BOARDS EACH SIDE

KEYNOTE 36
DIV. 22 - GREASE TRAP
JAY R. SMITH MFG. CO. 8010 GREASE INTERCEPTOR; 7 GPM / 20LB. OR APPROVED EQUAL.

KEYNOTE 37
DIV. 11 - ICE MACHINE & BIN
ICE-O-MATIC GEM0650A W/ BIN B55PS-KBT19 740LB PEARL ICE NUGGET ICE MACHINE W/ BIN 510LB STORAGE, 115V. OR APPROVED EQUAL.

KEYNOTE 38
DIV. 11 - REACH-IN FREEZER (EXISTING)
EXISTING TRUE T23F-HC-27" ONE SECTION REACH-IN FREEZER, 115V

KEYNOTE 39
DIV. 22 - MOP SINK
REGENCY 25" 16-GAUGE STAINLESS STEEL ONE COMPARTMENT FLOOR MOP SINK, 20" X 16" X 12" BOWL. NSF CERTIFIED. OR APPROVED EQUAL.

KEYNOTE 40
DIV. 10 - MOP HANGER
WINCO MHH-5 16" MOP & BROOM RACK. ITEM #225542, GRAY. OR APPROVED EQUAL.

KEYNOTE 41
DIV. 10 - WAREWASHING LOCKABLE METAL CABINET
NORWOOD COMMERCIAL FURNITURE HEAVY-DUTY STORAGE CABINET W/ FIXED SHELVES (30" X 18" X 72"), DENIM BLUE. PRODUCE SKU: NOR-SCU301872FX-XX-SO-DENIM BLUE. OR APPROVED EQUAL.

KEYNOTE 42
DIV. 22 - FLOOR SINK
ZURN FD2375 12" X 12" X 6" CAST IRON FLOOR SINK WITH ACID-RESISTING ENAMEL W/ COVER GRATE, OR APPROVED EQUAL.

KEYNOTE 43
DIV. 22 - MOP SINK FAUCET
REGENCY WALL-MOUNTED MOP SINK FAUCET W/ 6.5" SPOUT W/ 8" O.C. FAUCETS AND VACCUUM BREAKER. OR APPROVED EQUAL. \-

KEYNOTE 44
DIV. 22 - WATER SOFTENER
3M WATER FILTRATION PRODUCTS; MODEL DP390, PART #56241-02. OR APPROVED EQUAL.

KEYNOTE 45
DIV. 10 - M-RR & W-RR TOILET PAPER HOLDERS
BOBRICK TRIMLINE SERIES SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, MODEL #B-3588, STAINLESS STEEL W/ SATIN FINISH. ADAD COMPLIANT (MOUNTED 15" AFF TO OPERABLE PART). OR APPROVED EQUAL.

KEYNOTE 46
DIV. 22 - M-RR & W-RR LAVATORIES
GLACIER BAY 19.125" X 15..3125" RECTANGULAR ADA WALL HUNG LAVATORY W/ 4" OC CONTROLS; MODEL #13-0010-ADA, WHITE. ANSI, CSA, IAPMO COMPLIANT, OR APPROVED EQUAL.

KEYNOTE 47
DIV. 10 - M-RR & W-RR TOILETS
TOTO ENTRADA CST244EF (X1) AND CST244EFR (X1) CLOSE COUPLED TOILETS W/ ST243E (LEFT-HAND TRIP X1) AND ST243ER (RIGHT HAND TRIP X1) TANKS. MEETS OR EXCEEDS ASME A112.12.2/CSA B45.1. IAPMO CERTIFIED. ADA COMPLIANT (TRIP LEVER MUST BE ON APPROACH SIDE). OR APPROVED EQUAL.

KEYNOTE 48
DIV. 10 - M-RR & W-RR SOAP DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED VERTICAL MANUAL LIQUID SOAP DISPENSER, SATIN FINISH, 40FL OZ. MODEL #B-2111. OR APPROVED EQUAL.

KEYNOTE 49
DIV. 10 - M-RR & W-RR HAND TOWEL DISPENSERS
BOBRICK ADA COMPLIANT SURFACE MOUNTED PAPER TOWEL DISPENSER, STAINLESS STEEL SATIN FINISH. MODEL #B-9262 OR APPROVED EQUAL.

SYSTEMS

KEYNOTE 50
DIV. 22 - HOT WATER HEATER
RHEEM LIGHT SERVICE COMMERCIAL ELECTRIC , 120GAL. MODEL #: ELD120-D. BREAKER SIZE: 30AMP. OR APPROVED EQUAL

KEYNOTE 51
DIV. 23 - MEN & WOMEN'S RESTROOM FAN
PANASONIC WHISPER-SENSE DC FAN, 80CFM W/ FLUSH MOUNT GRILLE. MODEL #: FV-0511VQC1L. OR APPROVED EQUAL.

KEYNOTE 52
DIV. 21 - GREASE HOOD FIRE SUPRESSION
KIDDE FIRE SYSTEMS WHDR WET CHEMICAL SYSTEM, UL & ULC LISTED, ABS APPROVED, DNV APPROVED, OR APPROVED EQUAL.

KEYNOTE 53
DIV. 23 - KITCHEN CONTINUOUS FRESH AIR SUPPLY
CAPTIVEAIRE NON-MECHANICAL EMUA10-F (10" 750CFM) CONTINUOUS FRESH AIR W/ BASE ASSEMBLY, SHAFT, BAFFLE, HOOD, AND BIRD SCREEN. OR APPROVED EQUAL.

KEYNOTE 54
DIV. 11 - KITCHEN HOOD, EXHUST, AND MUA SYSTEM
N.A.K.S. 10' X 4' STAINLESS STEEL LOW-CEILING TYPE 1 GREASE HOOD, MODEL# HM-LBMUA 10X38 (NFPA 96, NSF / UL710). 18GA STEEL W/ WELDED TIGHT SEAMS. FILTERS ARE 20" STEEL BAFFLE TYPE W/ UL LISTING AND (2) 100W PRE-WIRED LIGHTS, OR APPROVED EQUAL.

N.A.K.S. UPBLAST EXHAUST FAN, MODEL# 28B 2,016CFM, UL710, NFPA96, OR APPROVED EQUAL.

N.A.K.S. MAKE-UP AIR, MODEL# SF7, 3HP., UL710, NFPA96, UL LISTED, OR APPROVED EQUAL.

KEYNOTE 55
DIV. 23 - MINI-SPLIT OUTDOOR COMPRESSOR
FUJITSU AIRSTAGE J-IV SERIES; AOU60RLAVM4 (60,000BTU / 5 TON) W/ ECONOMIZER. (208/230V).LINESET Ø3/8" X 3 + Ø1/2". OR APPROVED EQUAL.

KEYNOTE 56
DIV. 23 - 56-A : MINI-SPLIT INDOOR EVAPORATOR_EVENT HALL (2 HEADS)
FUJITSU AIRSTAGE ASUB18TLAV2 (18,000BTU / 1.5 TON) 208/230V-60HZ (187-253V / 32W). OR APPROVED EQUAL.

56-B : MINI-SPLIT INDOOR EVAPORATOR_KITCHEN (1 HEAD)
FUJITSU AIRSTAGE ASUA014KSA1 (14,000BTU / 1.25 TON) 208/230V-60HZ (187-253V / 35W). OR APPROVED EQUAL.

56-C : MINI-SPLIT INDOOR EVAPORATOR_LOBBY(1 HEAD)
FUJITSU AIRSTAGE ASUA9TLAV2 (9,000BTU / .75 TON) 208/230V-60HZ (187-253V / 34W). OR APPROVED EQUAL.

KEYNOTE 57
DIV. 21 - SPRINKLERS
SENJU SS2551 PENDENT SPINKLER; FR-QR 5.6 K-FACTOR; WHITE PAINTED (162-DEG F); SPRAY DIAMETER 26'; OR APPROVED EQUAL.

KEYNOTE 58
DIV. 48 - SOLAR PANELS & BATTERY
DEFERRED SUBMITTAL, TBD.

KEYNOTE 59
DIV. 23 - ENERGY RECOVERY VENTILATOR
FANTECH SER 1300CFM 120V / 10.8AMP /1300W. FANTECH ITEM #: 99278 W/ 12" INSULATED FLEXT DUCT SUPPLY AND 12" FLEXT DUCT RETURN, OR APPROVED EQUAL.

LIGHTING

L1
DIV. 26 - INTERIOR / EXTERIOR SOFFIT LIGHT
HALO RL-SERIES 4-INCH ADJUSTABLE CCT CANLESS ID RATED DIMMABLE INDOOR/OUTDOOR LED RECESSED LIGHT, 14142-R-DIR; SHAPE: ROUND. DESIGN: DIRECT. BEAM SPREAD: B38. FINISH: WHITE. COLOR TEMP: 27K WARM WHITE. HOUSING: IC-RATED 1 LIGHT. OR APPROVED EQUAL.

L2
DIV. 26 - KITCHEN, DRY STORAGE & WAREWASHING
LITHONIA CONTRACTOR SELECT SURFACE MOUNTED 4FT 40-WATT, 5000LUMEN INTEGRATED DIMMABLE 4000K LED, OR APPROVED EQUAL.

L3
DIV. 26 - EVENT HALL RIDGE BEAM
LIGHT IN THE BOX 31.2" DIAMETER SUSPENDED RING LIGHT, LED WARM WHITE, COFFEE FRAME, OR APPROVED EQUAL.

L4
DIV. 26 - EVENT HALL SIDE WALLS
MAXIM LIGHTING VESPER WALL SCONCE, 400LUMEN 3000 (SOFT WHITE) LED; BACKPLATE DIAMETER = 4.75", FIXTURE = 7" SPHERE, , OR APPROVED EQUAL.

L5
DIV. 26 - THIRD ST. FAÇADE AT DOOR
PROGRESS LIGHTING 18" CYLINDER, BLACK MODERN OUTDOOR LED ALUM. WALL LANTER, MODEL # P-5642-31, OR APPROVED EQUAL.

BID ALTS

KEYNOTE 4
ROOF ALT 1: ASPHALT SHINGLES
TAMKO TITAN-XT PREMIUM ARCHITECTURAL SHINGLES, OLDE ENGLISH PEWTER, OR APPROVED EQUAL.

KEYNOTE 11
SHINGLE ROOF UNDERLAYMENT ALT.
U30LB FELT UNDERLAYMENT BENEATH BENHAMIN OBDYKE HYDROGAP DRAINABLE HOUSEWRAP OR APPROVED EQUAL.

KEYNOTE 14
GUTTER ALT
FOR SHINGLE ROOF, GIBRALTAR 4X5" BONDERIZED GUTTER, OR SIM.; PNT. TO MATCH FASCIA.

KEYNOTE 15
DOWNSPOUT ALT.
FOR SHINGLE ROOF, GIBRALTAR 2" ROUND DOWNSPOUT, OR SIM;. PNT. TO MATCH WALL.

KEYNOTE 19
FLOOR ALT 1 (LOBBY, EVENT HALL, HALL)
LOW PILE CARPET TILES, OR SIM.

KEYNOTE 24
FRP ALT 1
MARLITE SYMMETRIX SMARTSEAM FRP, 6"X3" TILE CONFIGURATION; SATIN FINISH W/ BLACK GROVE

NO KEYNOTE
RAMP TO (E) TRAILER
PREFABRICATED METAL RAMP

EXISTING & OWNER SUPPLIED

KEYNOTE 26_TRAY COUNTER
KEYNOTE 28_HALL STORAGE
KEYNOTE 29_3-COMP. SINK & SPRAY
KEYNOTE 30_DISHWASHER
KEYNOTE 31_RANGE
KEYNOTE 32_FOOD WARMERS
KEYNOTE 35_PREP SINK & FAUCET
KEYNOTE 37_ICE MACHINE
KEYNOTE 38_REACH IN FREEZER
KEYNOTE 41_WAREWASHING CABINET

ALL KEYNOTES ARE WRITTEN WITH "...OR APPROVED EQUAL" LANGUAGE, AND THEREFORE SUBSTITUTIONS MAY BE PROPOSED BY BIDDING CONTRACTORS FOR ALL SPECIFIED ITEMS, AND MUST BE ACCOMPANIED BY PRODUCT DATA / SPEC. SHEETS, MANUFACTURER, SIZE, AND COMPLIANCE / REFERENCE STANDARDS.

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KEYNOTES

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CHANGE IN LEVELS

WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH 11B-303. VERTICAL CHANGES IN LEVEL OF ¼" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" HIGH MIN. AND ½" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

CLEAR FLOOR OR GROUND SPACE (11B-305)

FLOOR OR GROUND SURFACES OF A CLEAR SPACE SHALL COMPLY WITH 11B-305.3 WITH A MINIMUM DIMENSION OF 30" X 48". CHANGES IN LEVEL ARE NOT PERMITTED. *EXCEPTION:* SLOPES NOT STEEPER THAN 1:48 (2.08%) SHALL BE PERMITTED. FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO ELEMENTS.

WHEELCHAIR APPROACH

ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE MAY OVERLAP AN ACCESSIBLE ROUTE, UNLESS SPECIFICALLY PROHIBITED ELSEWHERE IN CHAPTER 11B OF THE CBC.

KNEE AND TOE CLEARANCE (11B-306)

WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF THE CLEAR FLOOR OR GROUND SPACE OR TURNING SPACE, THE SPACE SHALL COMPLY WITH 11B-306 OF THE CBC. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE.

TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 25" MAX. UNDER AN ELEMENT. *EXCEPTION:* TOE CLEARANCE SHALL EXTEND 19" UNDER LAVATORIES REQUIRED TO BE ACCESSIBLE BY SECTION 11B-213. WHERE CLEARANCE IS REQUIRED AS PART OF THE CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" UNDER THE ELEMENT, BUT MUST BE 19" UNDER SINKS REQUIRED TO BE ACCESSIBLE BY CBC SECTION 11B-212. THE TOE CLEARANCE SHALL EXTEND 19" MIN. UNDER BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE BY CBC SECTION 11B-226.

ADDITIONAL CLEARANCE SPACE EXTENDING GREATER THAN 6" BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" A.F.F. OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL BE 30" WIDE MIN.

KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9" & 27" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE. *EXCEPTION:* AT LAVATORIES REQUIRED TO BE ACCESSIBLE BY CBC SECTION11B-213, SPACE BETWEEN 9" & 29" SHALL BE CONSIDERED KNEE CLEARANCE.

MAXIMUM DEPTH: KNEE CLEARANCE SHALL EXTEND 25" MAX. UNDER AN ELEMENT AT 9" A.F.F. OR GROUND.

MINIMUM DEPTH: WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF THE CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MIN. AT 9" A.F.F. OR GROUND, & 8" MIN. AT 27" A.F.F. *EXCEPTION:* AT LAVATORIES REQUIRED TO BE ACCESSIBLE BY CBC SECTION11B-213, THE KNEE CLEARANCE SHALL BE 27" HIGH MIN. A.F.F. OR GROUND AT A DEPTH OF 8" MIN. INCREASING TO 29" HIGH MIN. A.F.F. AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. AT DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 11B-226, KNEE CLEARANCE SHALL EXTEND 19" DEEP MIN. AT 27" A.F.F. OR GROUND.

CLEARANCE REDUCTION: BETWEEN 9" & 27" A.F.F. OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT. EXCEPTION: THE KNEE CLEARANCE SHALL NOT BE REDUCED AT BUILT-IN DINING & WORK SURFACES REQUIRED TO BE ACCESSIBLE BY 11B-226. KNEE CLEARANCE SHALL BE 30" WIDE MIN.

REACH

REACH RANGES FOR ELECTRICAL SWITCHES & CONTROLS INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHT & RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, & VENTILATE SHALL COMPLY WITH CBC 11B-308, EXCEPT THE LOW REACH SHALL BE MEASURE TO THE TOP OF THE ELECTRICAL OUTLET BOX.

ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS & COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURE TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURE TO THE TOP OF THE OUTLET BOX.

WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. & THE LOW FORWARD REACH SHALL BE 15" MIN. A.F.F.

WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20" THE HIGH FORWARD REACH SHALL BE 44" MAX. & THE REACH DEPTH SHALL BE 25" MAX.

WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT & THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. & THE LOW SIDE REACH SHALL BE 15" MIN. A.F.F. *EXCEPTIONS:* AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE CLEAR FLOOR OR GROUND SPACE & THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10" MAX.

WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT & THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. & THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10" THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

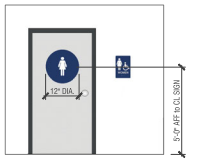
FLOORS

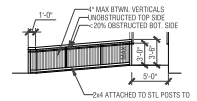
FLOOR OR GROUND SURFACES SHALL COMPLY WITH 11B-302. ANY SLOPE SHALL NOT BE STEEPER THAN 1:20 (5%) AND THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.08%). *EXCEPTIONS:* WITHIN EMPLOYEE WORK AREAS, CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

THE CLEAR WIDTH OF A WALKING SURFACE SHALL BE PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24" MAX. PROVIDED THAT THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MIN. & 36" WIDE MIN. THE CLEAR WIDTH FOR WALKING SURFACES THAT ARE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44". THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN. WHEN BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48" CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36". THE CLEAR WIDTH FOR AISLES SHALL BE 36" MIN. IF SERVING ELEMENTS ON ONLY ONE SIDE & 44" MIN. IF SERVING ELEMENTS ON BOTH SIDES.

DOORS

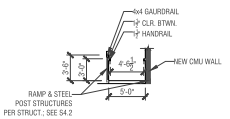
DOORS, DOORWAYS, & MANUAL GATES SHALL COMPLY WITH CBC 11B-404 AND MAY NOT INCLUDE TURNSTILES OR REVOLVING DOORS. DOUBLE LEAF DOORS MUST HAVE AT LEAST ONE LEAF THAT COMPLIES WITH CLEAR WIDTH & MANEUVERING CLEARANCES. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MEASURED BETWEEN THE FACE OF THE OPEN DOOR AND THE DOOR STOP WHEN OPENED 90-DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR WIDTH OF 36" MIN. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" A.F.F. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" & 80" A.F.F. SHALL NOT EXCEED 4". EXCEPTION: DOOR CLOSERS & STOPS SHALL BE PERMITTED TO BE 78" MIN. A.F.F. DOORS, DOORWAYS, & GATES NOT PROVIDING FULL USER PASSAGE SHALL PROVIDE A CLEAR WIDTH OF 20" MIN.



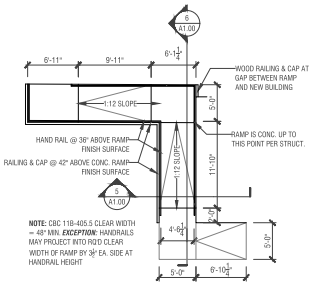


RAMP TYP. LONG SECTION 6
SCALE: 1/8" = 1'-0"

NOTE: ALT. OPTION FOR NEW RAMP IS PREFABRICATED METAL RAMP SYSTEM PENDING COST ESTIMATES



RAMP CROSS SECTION 5
SCALE: 1/8" = 1'-0"

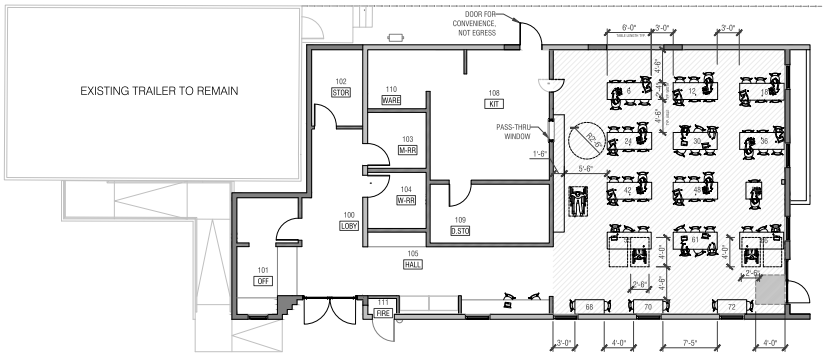


RAMP PLAN 4
SCALE: 1/8" = 1'-0"

TYPE OF USE		MIN. MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DRWAY (BEYOND LATCH S. E U.N.O.)
FROM FRONT	PULL	60"	PULL 60"
FROM FRONT	PUSH	48"	PUSH [6]
FROM HINGE SIDE	PULL	60"	PULL [5]
FROM HINGE SIDE	PUSH	44"[2]	PUSH [1]
FROM LATCH SIDE	PULL	60"	PULL
FROM LATCH SIDE	PUSH	44"[4]	PUSH [3]

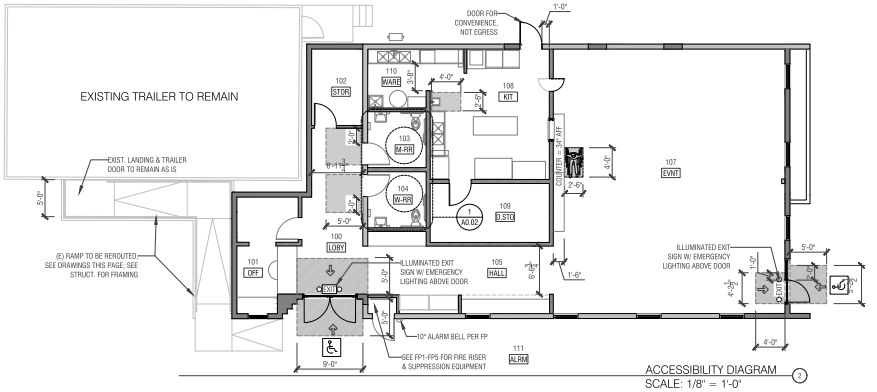
ADD 12" IF CLOSER & LATCH ARE PROVIDED
ADD 24" IF CLOSER & LATCH ARE PROVIDEBEYOND HINGE SIDE
ADD 6" IF CLOSER ONLY PROVIDED
ADD 6" AT EXTERIOR SIDE OF EXTERIOR DOORS

[EVNT]

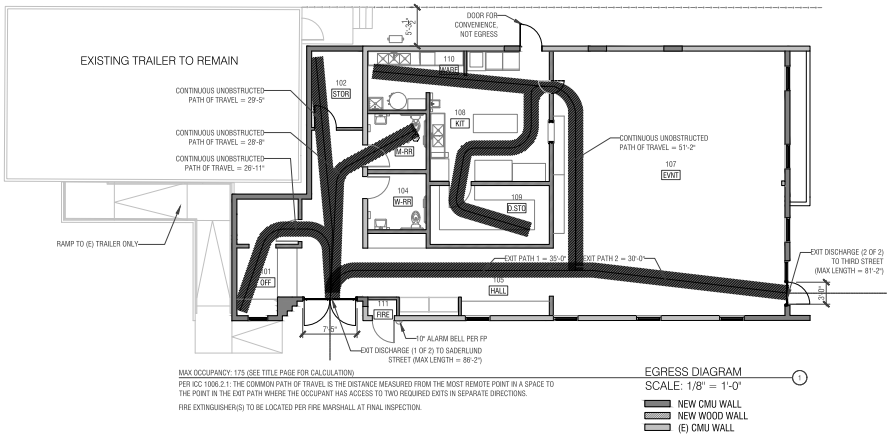


INDOOR SEATING
INDOOR SEATING AREA = 1,130SF
PER **CBC TABLE1004.5** OCCUPANCY 'A' UNCONCENTRATED: **1,130SF / 15 = 75 *NON-FIXED SEATS AT NON-FIXED TABLES*;**
PER **CBC 1030.13.1.3 SPACING OF TABLES:** TABLES SHALL BE ARRANGED SO THAT EDGES OF ADJACENT TABLES ARE NOT <54 INCHES APART. TABLES ACCOMMODATING SEATING ON ONLY ONE SIDE SHALL HAVE NOT <36 INCHES BETWEEN ADJACENT TABLE EDGES.
PER **CBC TABLE 11B-221.2.1.1** MIN. NUMBER OF ACCESSIBLE SEATS SHALL BE **4**

SEATING DIAGRAM 3
SCALE: 1/8" = 1'-0"
GENERAL AREA AVAILABLE FOR SEATING



ACCESSIBILITY DIAGRAM 2
SCALE: 1/8" = 1'-0"
CLEAR AREA



MAX OCCUPANCY: 175 (SEE TITLE PAGE FOR CALCULATION).
PER ICC 1006.2.1: THE COMMON PATH OF TRAVEL IS THE DISTANCE MEASURED FROM THE MOST REMOTE POINT IN A SPACE TO THE POINT IN THE EXIT PATH WHERE THE OCCUPANT HAS ACCESS TO TWO REQUIRED EXITS IN SEPARATE DIRECTIONS.

FIRE EXTINGUISHER(S) TO BE LOCATED PER FIRE MARSHALL AT FINAL INSPECTION.

EGRESS DIAGRAM 1
SCALE: 1/8" = 1'-0"
NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

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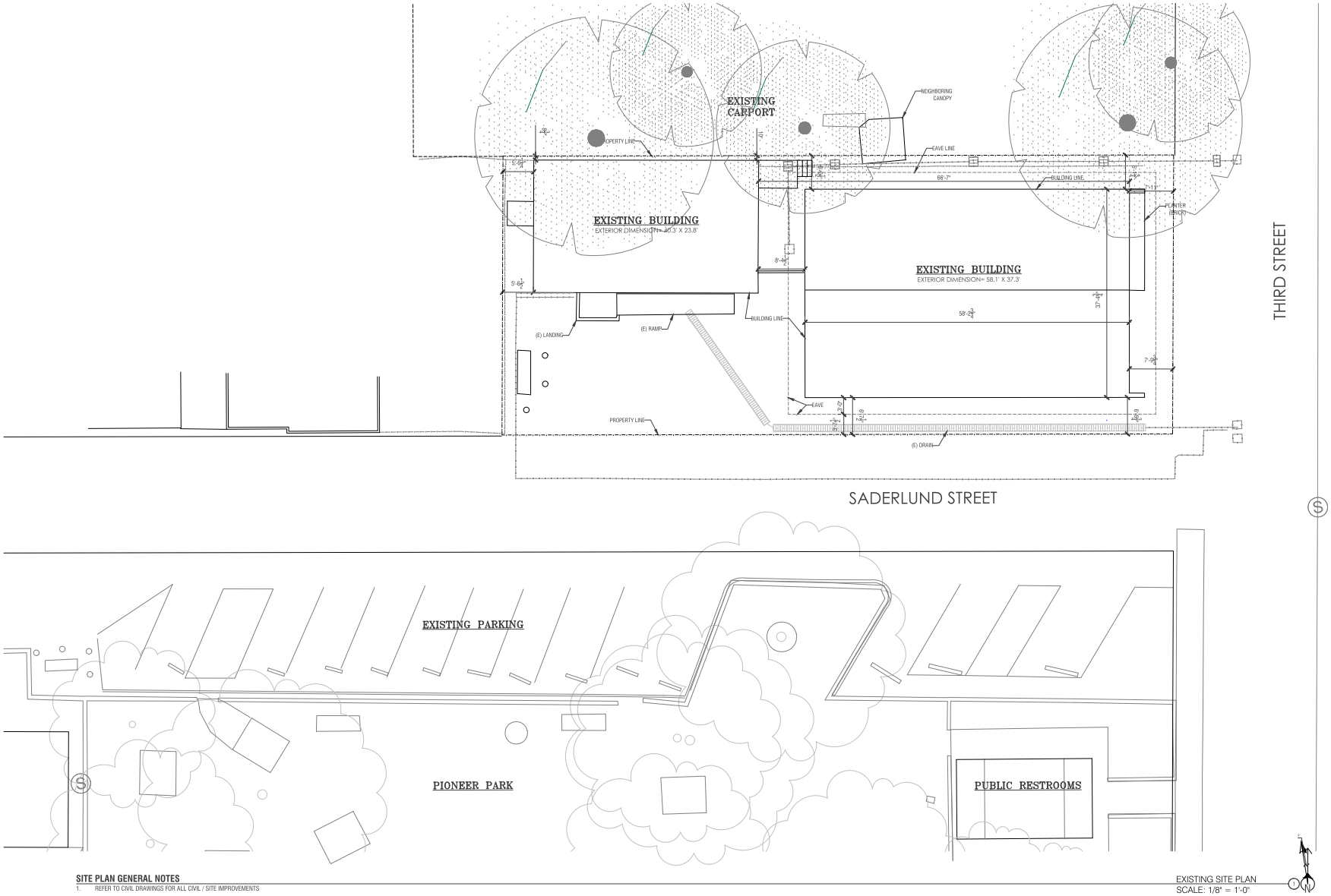

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS

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(E) SITE PLAN

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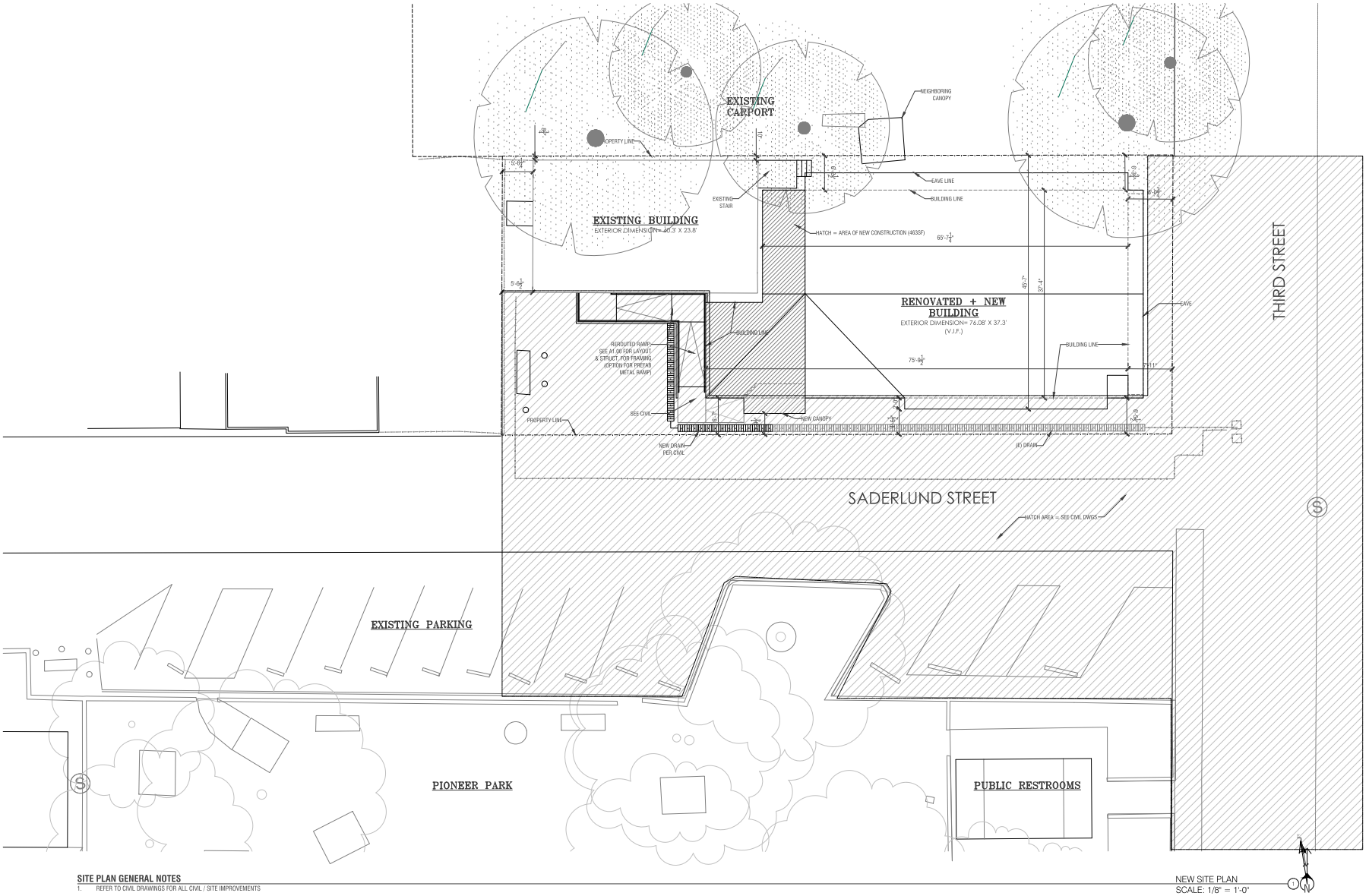

NEW SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL CIVIL / SITE IMPROVEMENTS

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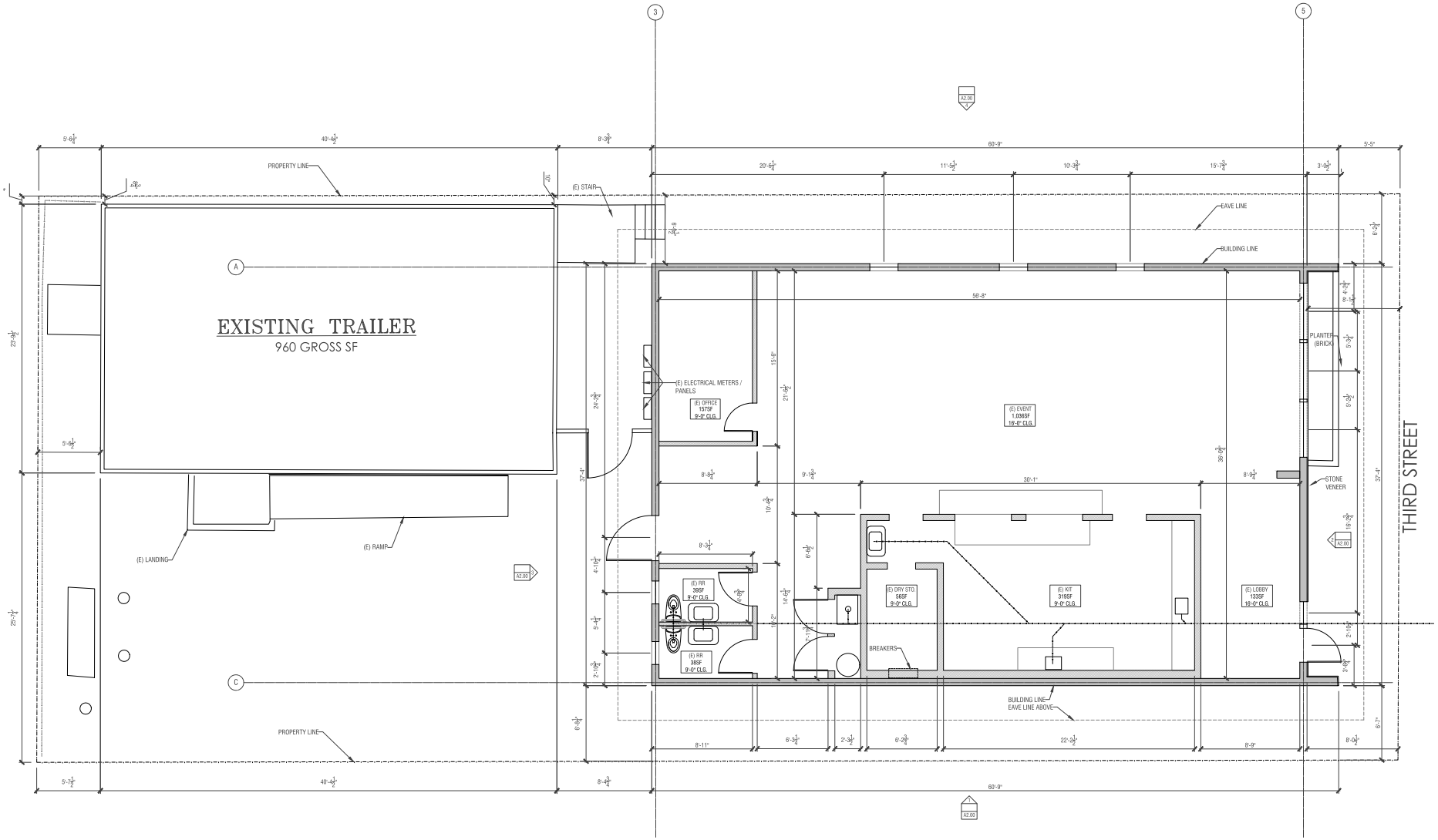

(E) FLOOR PLAN GENERAL NOTES

1. KITCHEN AND RESTROOMS ARE NOT IN FULL COMPLIANCE WITH APPLICABLE CODES. SEE PROPOSED PLANS FOR RENOVATION, COMPLIANCE, AND CODE NOTES.
2. EXISTING EVENT HALL BUILDING = 2,181 GROSS SF.
3. EXISTING CLASSROOM TRAILER IS TO REMAIN AS IS; EXTERIOR ACCESS RAMP TO BE RE-ROUTED.

EXISTING FLOOR PLAN (1)
SCALE: 1/4" = 1'-0"

(E) CMU WALL
(E) PARTITION WALL

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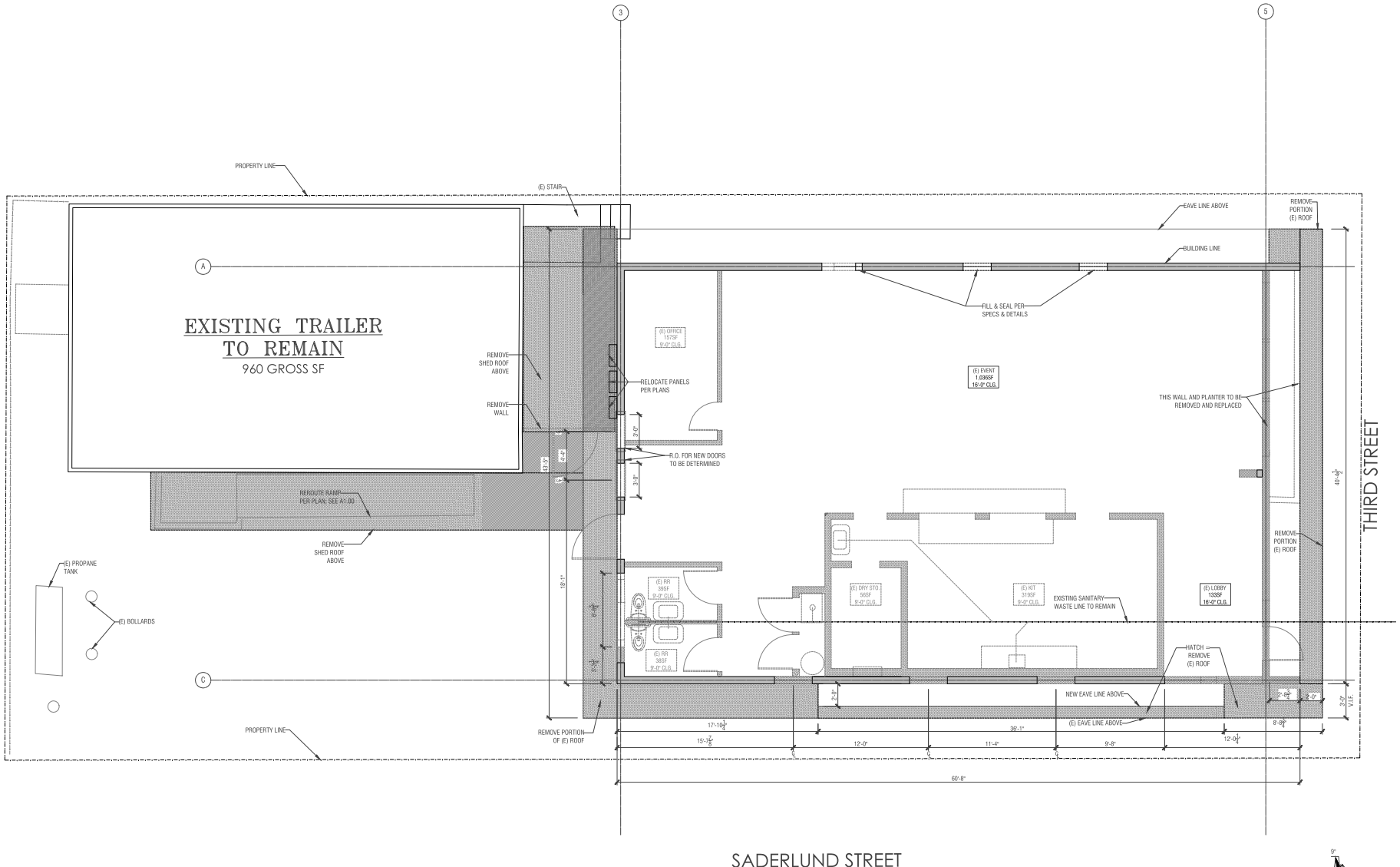

DEMOLITIION PLAN

SCALE: 1/4" = 1'-0"

(E) CMU WALL
DEMOLISH

DEMOLITION PLAN GENERAL NOTES

1. THE FOLLOWING KITCHEN EQUIPMENT IS TO BE PRESERVED DURING DEMOLITION AND STORED FOR RE-INSTALLATION IN THE RENOVATED KITCHEN:
   - 3-COMPARTMENT WAREWASHING SINK
   - DISHWASHER & TRAY SLIDE
   - 2-COMPARTMENT PREP SINK
   - 72"L & 36"L PREP TABLES
   - 2-COMPARTMENT FOOD WARMER
   - REACH-IN FREEZER
   - ICE MACHINE AND BIN
   - 60" STOVE
2. REFER TO GENERAL NOTES ON TITLE PAGE.

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5245 THIRD ST., KELSEYVILLE CA 95451
APN: 024-083-016

PERMIT SET

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

STRUCTURAL ENGINEER
Hewitt Consulting Group
1521 Starr Drive Suite B
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GENERAL CONTRACTOR
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PHONE

Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025
Revision:

No.	Description	Date

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LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
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DEMOLITION PLAN

A 1.04

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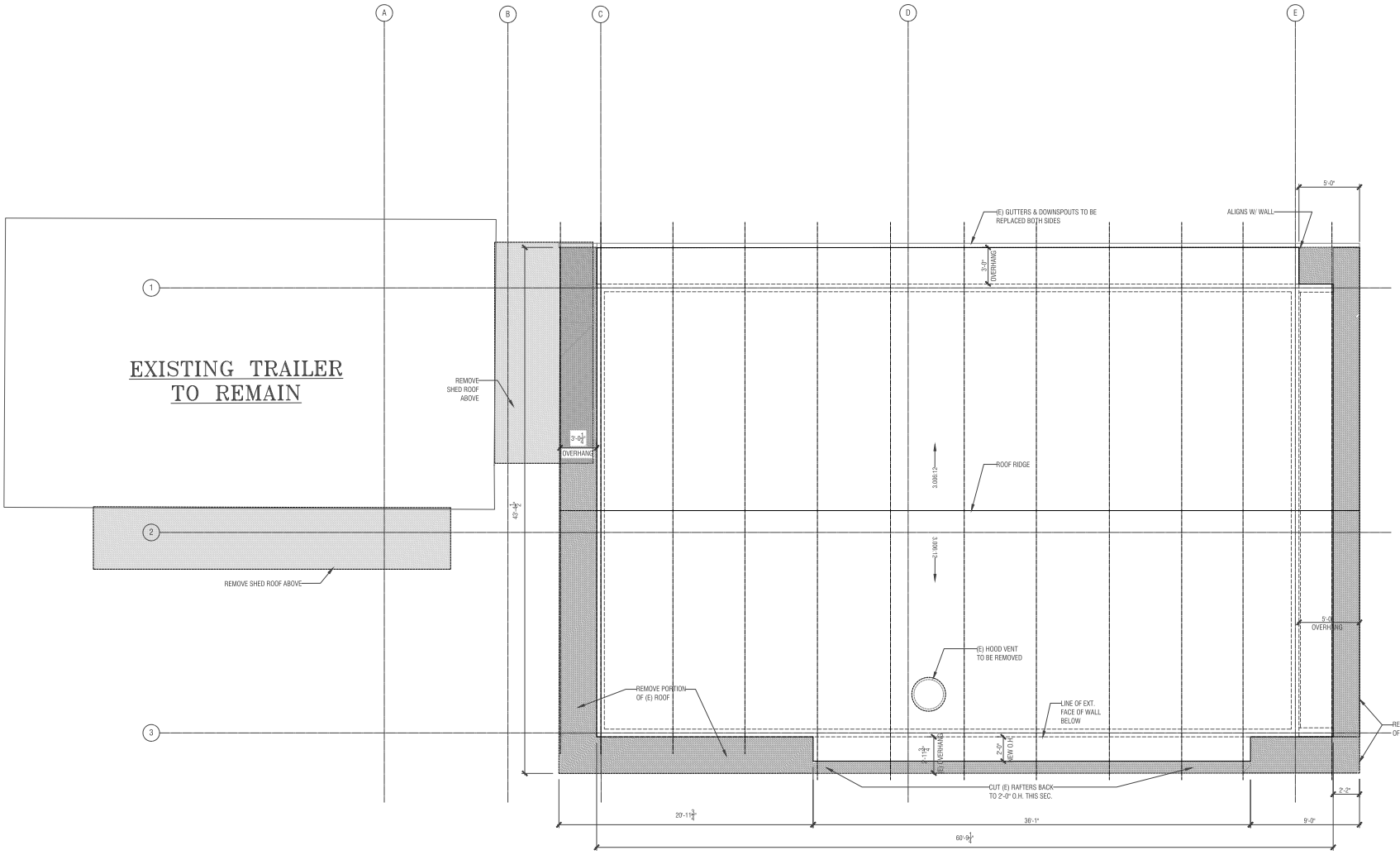

EXISTING ROOF GENERAL NOTES

1. EXISTING ROOF SHINGLES, UNDERLAYMENT, AND WATERPROOFING TO BE REMOVED AND REPLACED.
2. EXISTING ROOF PENETRATIONS TO BE REMOVED AND SEALED PER ICC STANDARDS

EXISTING & DEMO ROOF PLAN

SCALE: 1/4" = 1'-0"

(E) ROOF TO BE REMOVED
(E) SHED ROOF TO BE REMOVED

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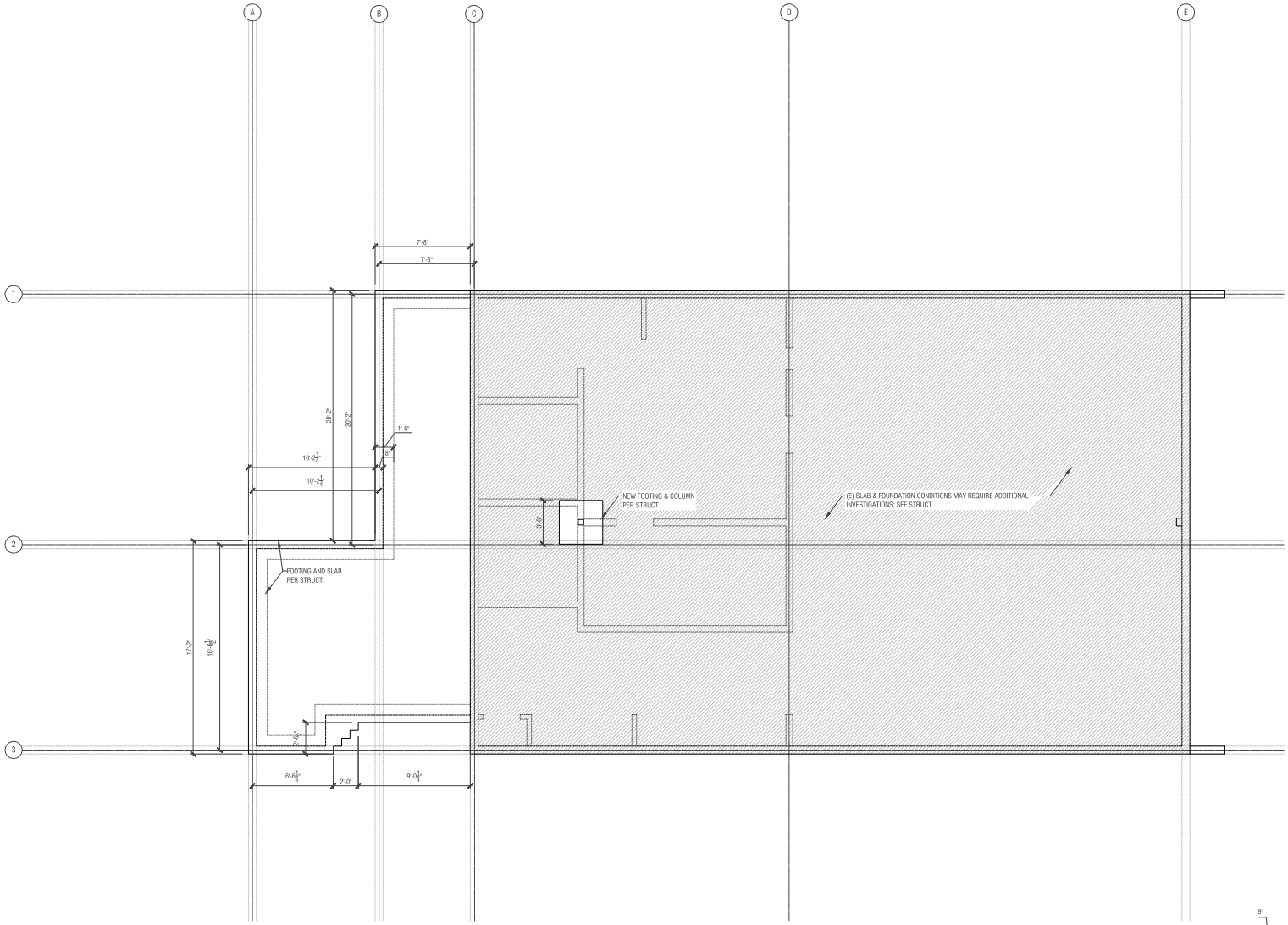

FOUNDATION PLAN GENERAL NOTES

1. (E) SLAB CONDITIONS MAY VARY; CONTRACTOR TO INFORM STRUCTURAL ENGINEER AND ARCHITECT UPON DISCOVERY(IES).
2. REFER TO STRUCTURAL DRAWINGS FOR ALL OTHER THAN DIMENSIONS

FOUNDATION PLAN 1
SCALE: 1/4" = 1'-0"

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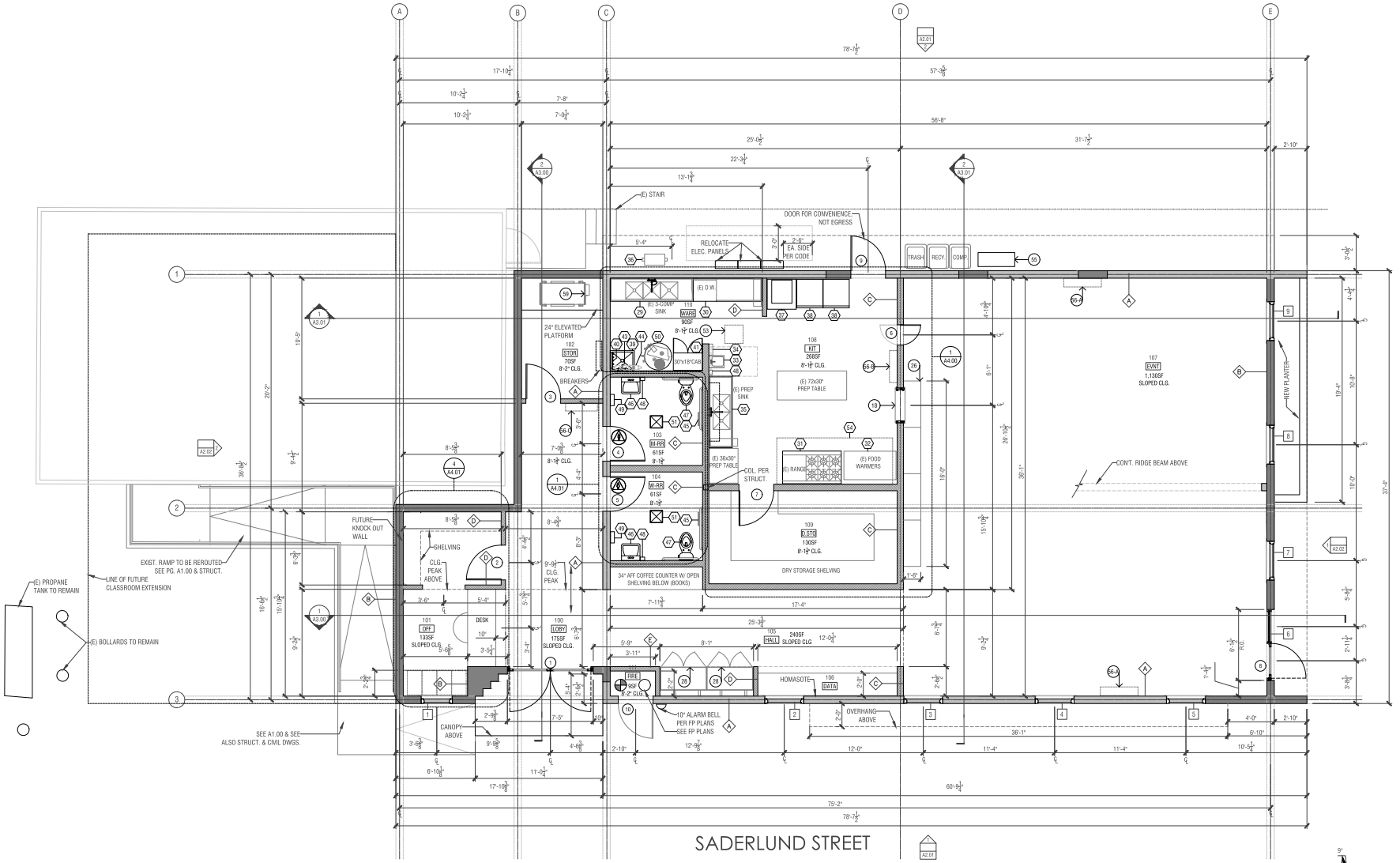

FLOOR PLAN GENERAL NOTES

1. SEE CODE NOTES ON A0.02
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE TO BE INSTALLED ON ANY PROPANE LINE ON DOWN STREAM SIDE OF UTILITY METER AND BE RIGIDLY CONNECTED TO EXTERIOR OF BUILDING CONTAINING PROPANE PIPING PER CODE.
3. (E) KITCHEN EQUIPMENT FROM (E) FACILITY TO BE REUSED; CONTRACTOR TO USE CARE WHEN REMOVING (E) EQUIPMENT SO AS TO PRESERVE ITS FUNCTIONAL USE IN NEW FACILITY.
4. SMOKE DETECTORS SHALL SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL AND BE LOCATED IN ACCORDANCE WITH APPLICABLE CODES.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

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NEW FLOOR PLAN

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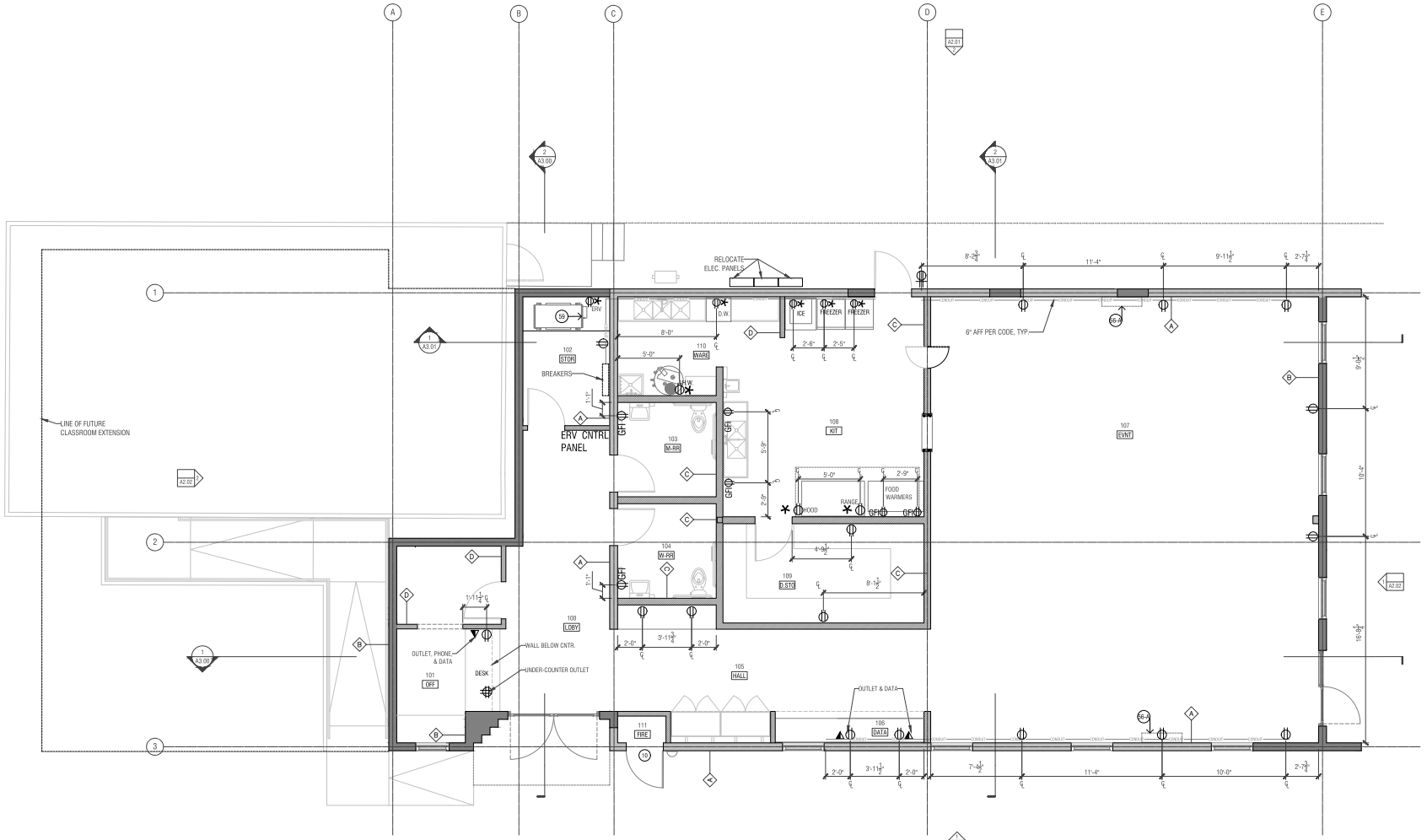


POWER PLAN KEY

- DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- DEDICATED EQUIP. RECEPTACLE
- GFI GROUND FAULT INTERCEPT
- OUTDOOR GFI RECEPTACLE
- DATA

POWER PLAN GENERAL NOTES

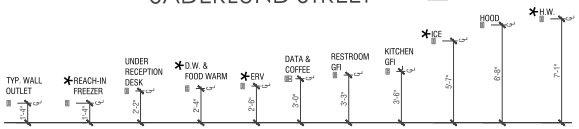
1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE.

2. DEDICATED OUTLETS:
   - REACH-IN FREEZER / REFRIGERATOR
   - ICE MACHINE
   - DISHWASHER
   - GRILL
   - HOOD
   - HOT WATER HEATER

3. SEE CODE NOTES ON A0.01

MAIN FLOOR RECEPTACLE COUNT

DUPLEX =	16
QUADPLEX =	1
GFI INTERIOR =	6
DEDICATED =	8(<600 VOLT)
DATA =	3
EXTERIOR =	1
TOTAL	33 RECEPTACLE UNITS



OUTLET RECEPTACLE HEIGHTS

REFERENCE ONLY; VERIFY PER SPEC. OR MANUFAC.
CEILING OR ABOVE CEILING OUTLETS REQUIRED FOR EXHAUST FANS ARE NOT SHOWN.

POWER PLAN

SCALE: 1/4" = 1'-0"

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

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POWER PLAN

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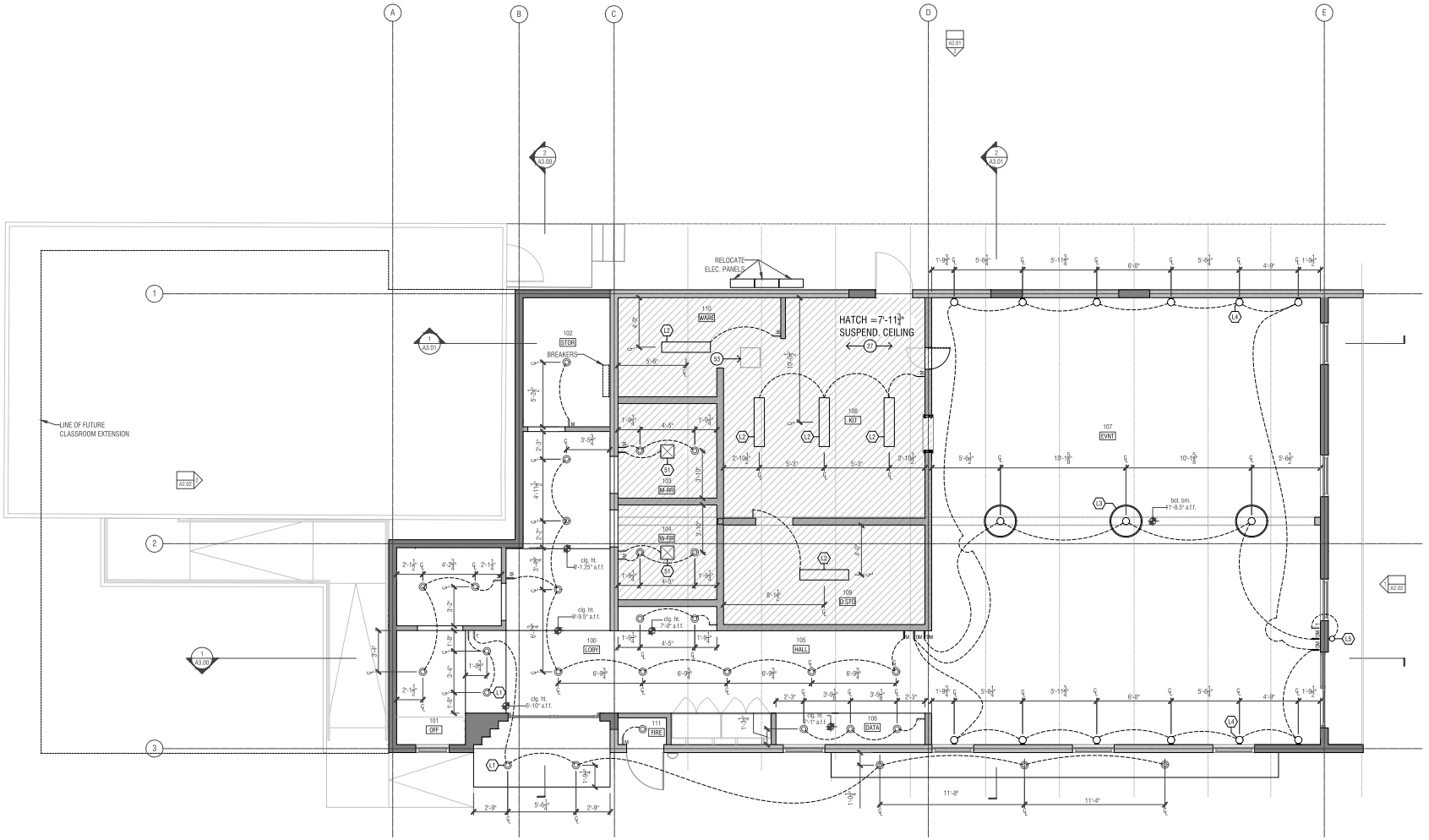

POWER PLAN KEY

L1	INT/EXT 600-900 LUMEN SOFFIT LIGHTS, 3000K
L2	KITCHEN LIGHTS 5000 LUMEN, 4000K
L3	EVENT HALL 3000 LUMEN LIGHTS
L4	EVENT HALL 400 LUMEN WALL LIGHTS
L5	THIRD ST. WALL 2150 LUMEN LIGHT

LIGHT FIXTURE COUNT

L1 =	29
L2 =	5
L3 =	3
L4 =	12
L5 =	1
TOTAL	50 FIX. UNITS

POWER PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE.
2. SEE CODE NOTES ON A0.01

SWITCH HEIGHTS & TYPES

REFERENCE ONLY; VERIFY PER SPEC. OR MANUFAC..

- S SINGLE POLE
- ST SINGLE POLE, TIMER (EXTERIOR SOFFITS & DOORS)
- SM SINGLE POLE, MOTION (RESTROOMS, KITCHEN, WAREWASHING)
- D DOUBLE POLE
- DM DOUBLE DIMMER ON MOTION (EVENT HALL RIDGE & WALL)

LIGHTING & SWITCHING PLAN

SCALE: 1/4" = 1'-0"

- NEW CMU WALL
- NEW WOOD WALL
- (E) CMU WALL

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LIGHTING PLAN

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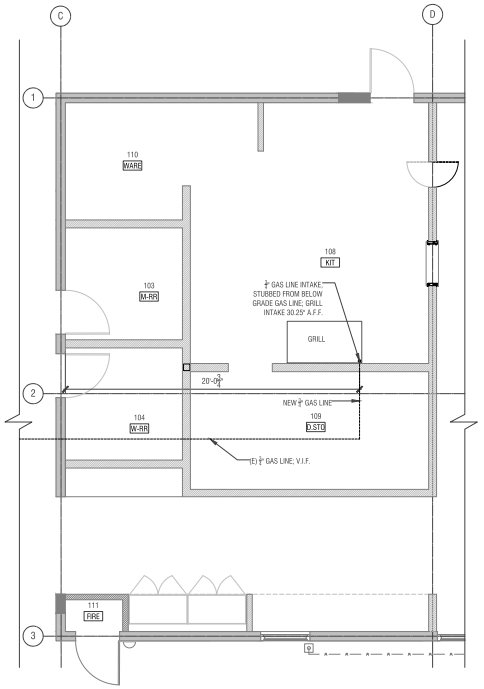


DIMENSION NOTES

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

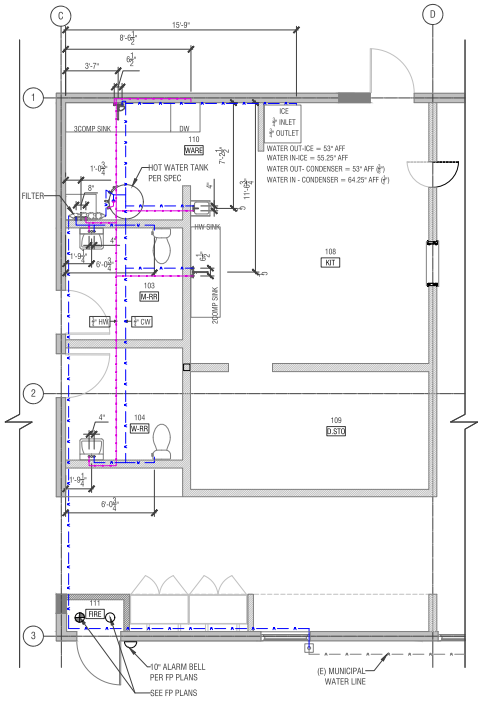
2. VERIFY STUB OUTS PER SPEC. FIELD EQUIP.

3. SEE CODE NOTES ON A0.02

GAS LINE PLUMBING PLAN 3

SCALE: 1/4" = 1'-0"

---------- GAS LINE



DIMENSION NOTES

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

2. VERIFY STUB OUTS PER SPEC. U.N.O.

3. CONTRACTOR TO VERIFY ALL HEIGHTS & FIXTURE STUB LOCATIONS PER SPECS.

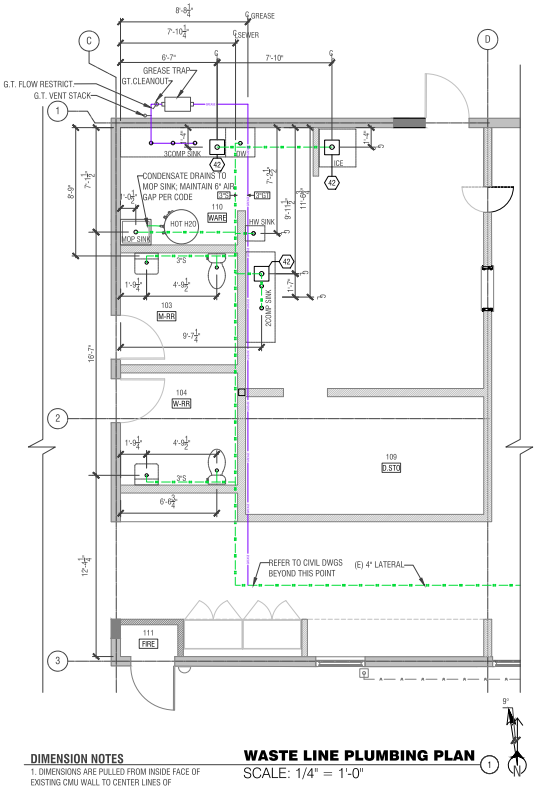
4. SEE CODE NOTES ON A0.02

WATER LINE PLUMBING PLAN 2

SCALE: 1/4" = 1'-0"

COLD WATER LINE

NEW WOOD WALL



DIMENSION NOTES

1. DIMENSIONS ARE PULLED FROM INSIDE FACE OF EXISTING CMU WALL TO CENTER LINES OF EQUIPMENT, FIXTURES, OR APPLIANCES.

2. SEE CODE NOTES ON A0.02

WASTE LINE PLUMBING PLAN 1

SCALE: 1/4" = 1'-0"

SEWER WASTE LINE

GREASE TRAP LINE

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WASTE & WATER LINE PLUMBING PLANS

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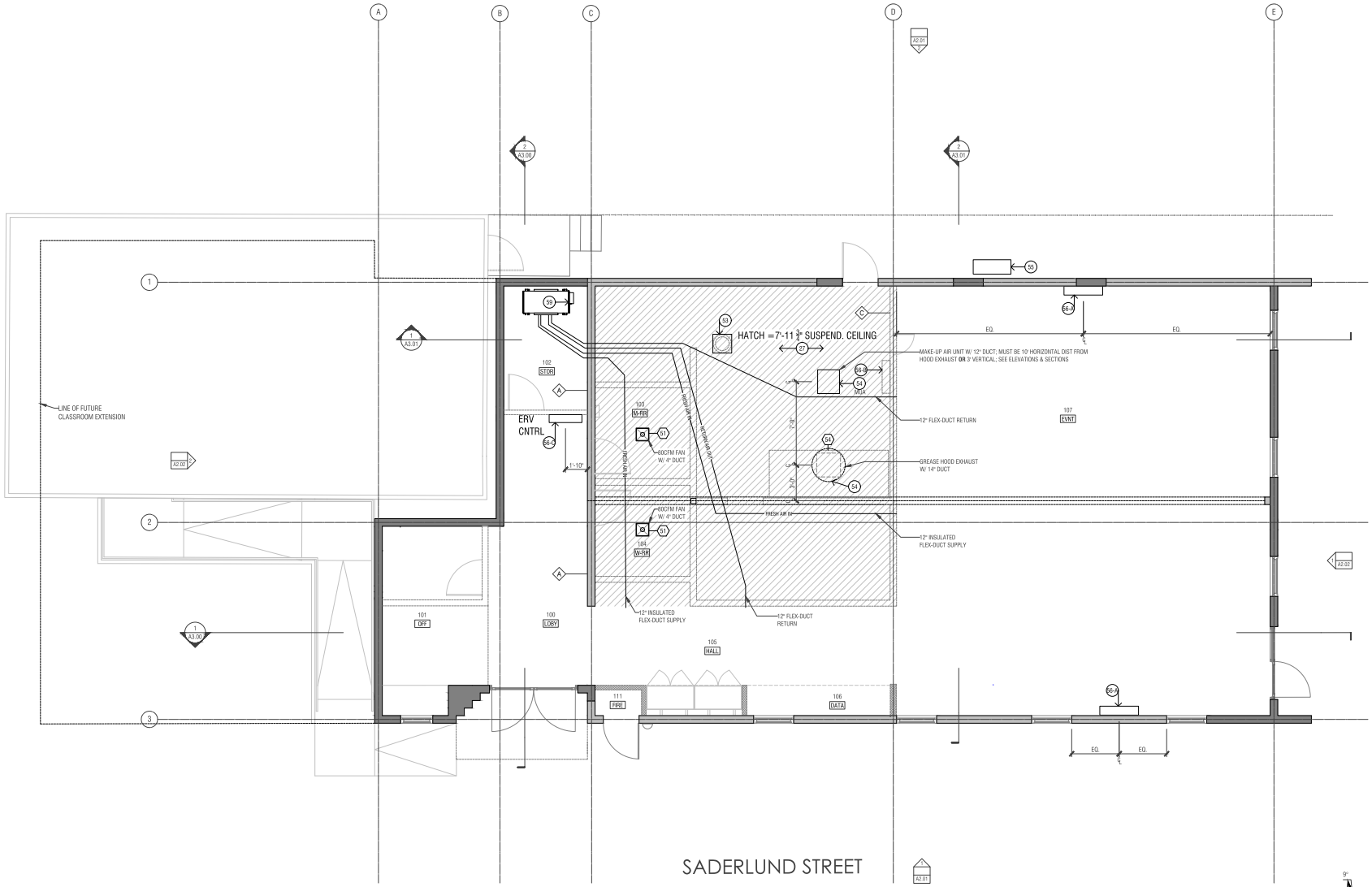

POWER PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER LINE (CL) OF RECEPTACLE U.N.O.

2. SEE CODE NOTES ON A0.02

MECHANICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

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MECHANICAL LAYOUT PLAN

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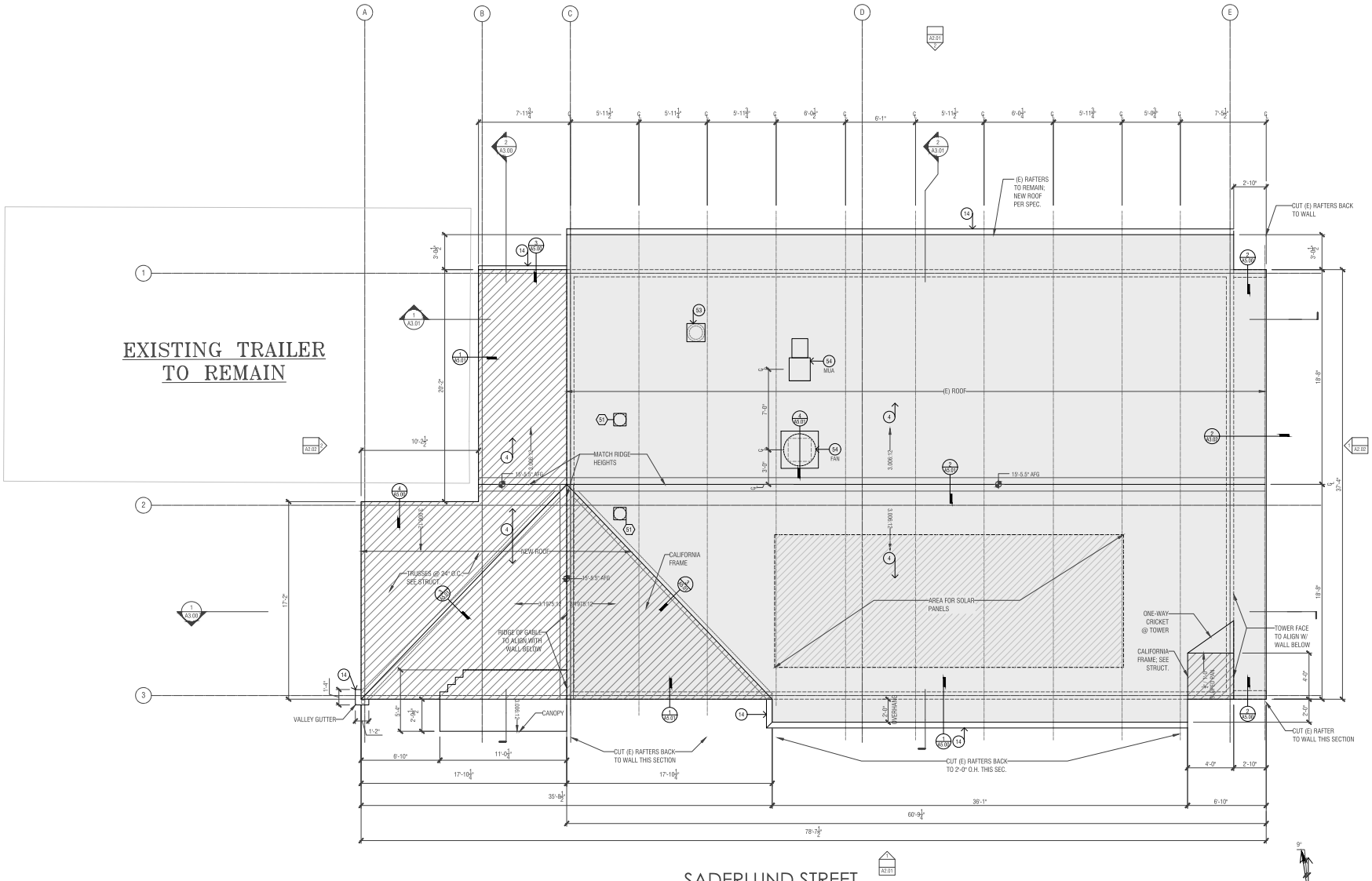

NEW ROOF PLAN GENERAL NOTES

1. RAFTER SPACING TO BE VERIFIED IN FIELD.
2. ROOFING TO BE CLASS A
3. SEE CODE NOTES ON A0.02

ROOF DRAINAGE CALCULATION

RAINFALL INTENSITY (10YR) = 2.50 IN/HR
RAINFALL INTENSITY (100YR) =3.90 IN/HR
DRAINABLE AREA (10YR) = 480.00 SQ. FT
DRAINABLE AREA (100YR) = 310.00 SQ. FT
PLAN AREA = 1,140.00 SQ. FT
DESIGN AREA =1,140.00 SQ. FT
MIN NUMBER OF DOWNSPOUTS = 2.00
MAX AREA SERVED BY EACH DS =47.5 FT
MINIMUM GUTTER WIDTH = 2.78 IN
MINIMUM GUTTER DEPTH = 2.78 IN
MINIMUM DOWNSPOUT SIZE = 3 X 3 IN

SOLAR SPECIFICATION REFERENCE

10KW SYSTEM W/ (14) 460W PANELS &
(14) ENPHASE IQ8X MICROINVERTERS (AVG. 24AMP)

NEW ROOF PLAN

SCALE: 1/4" = 1'-0"

NEW ROOF STRUCTURE
(E) ROOF STRUCTURE

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NEW ROOF PLAN

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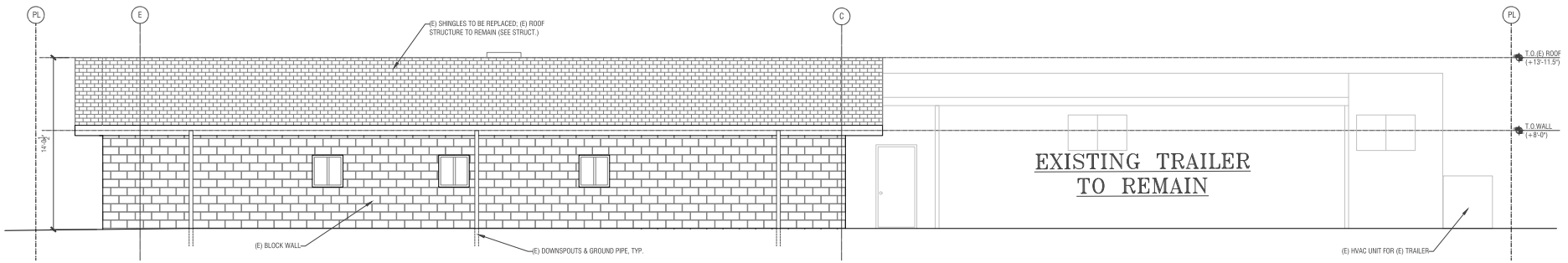
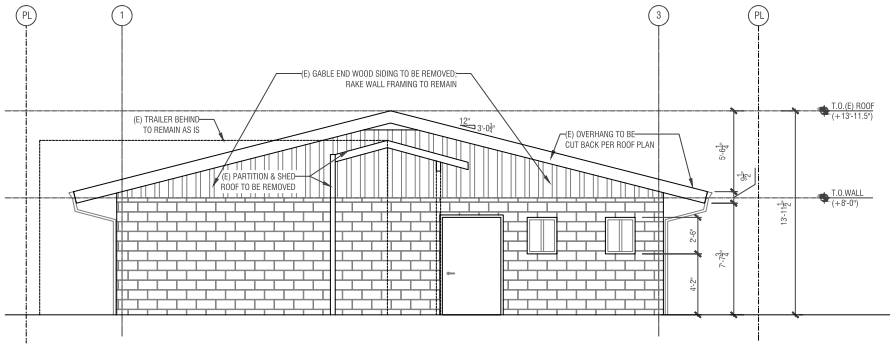
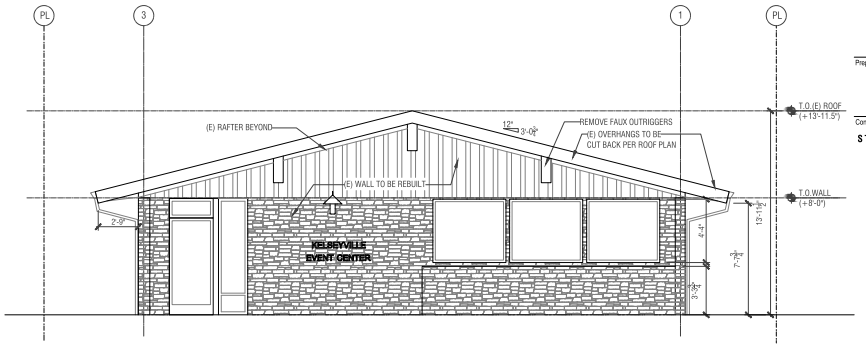


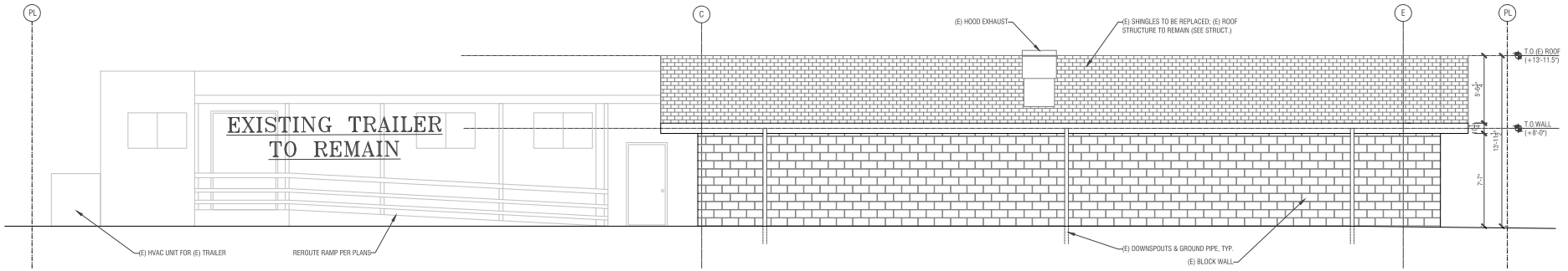
EXISTING NORTH ELEVATION 4
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION 3
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"

(E) ELEVATION GENERAL NOTES

1.

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APN: 024-083-016

PERMIT SET

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

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Drawn & Checked By: KT / CT
Issue Date: 05/16/2025
Revision:

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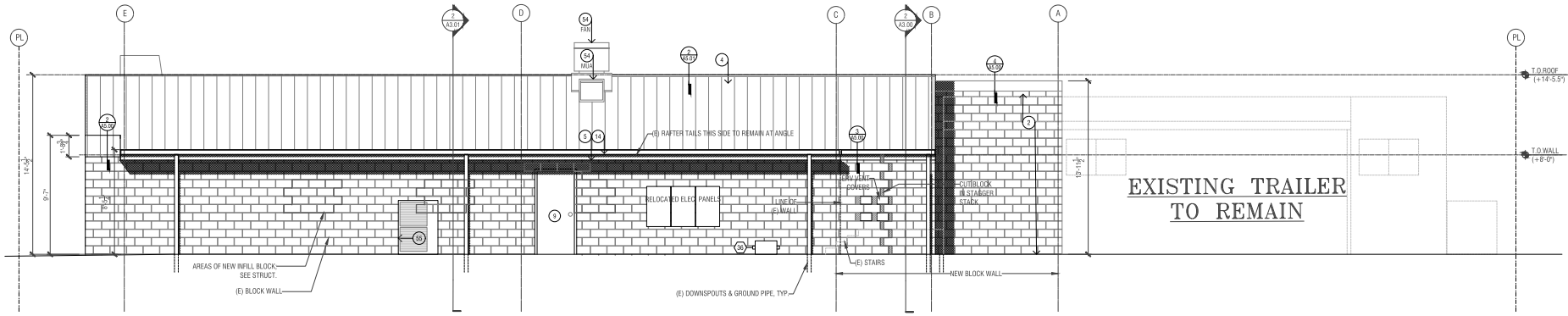
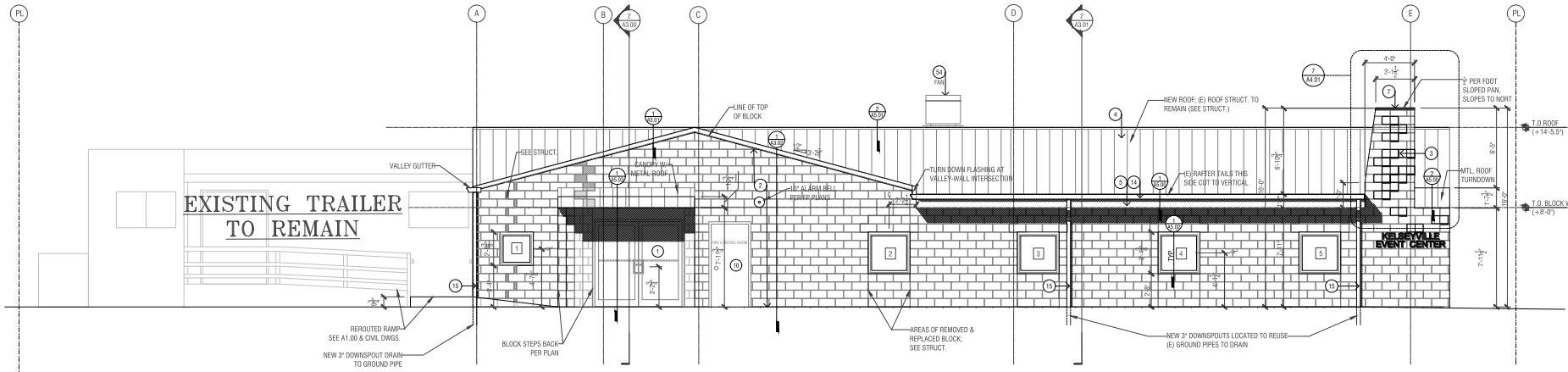


PROPOSED NORTH ELEVATION (2)
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (1)
SCALE: 1/4" = 1'-0"

NEW ELEVATION GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE

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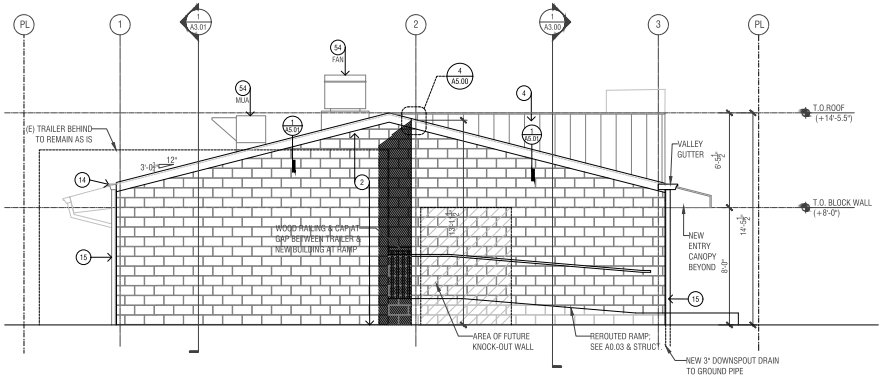
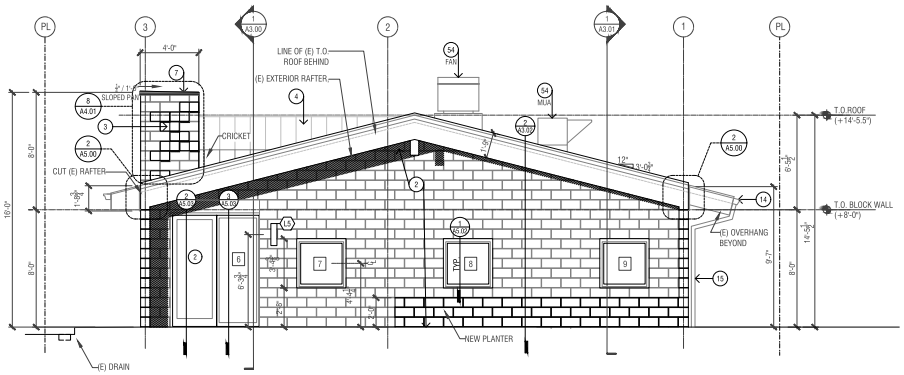


PROPOSED WEST ELEVATION (2)
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION (1)
SCALE: 1/4" = 1'-0"

NEW ELEVATION GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE

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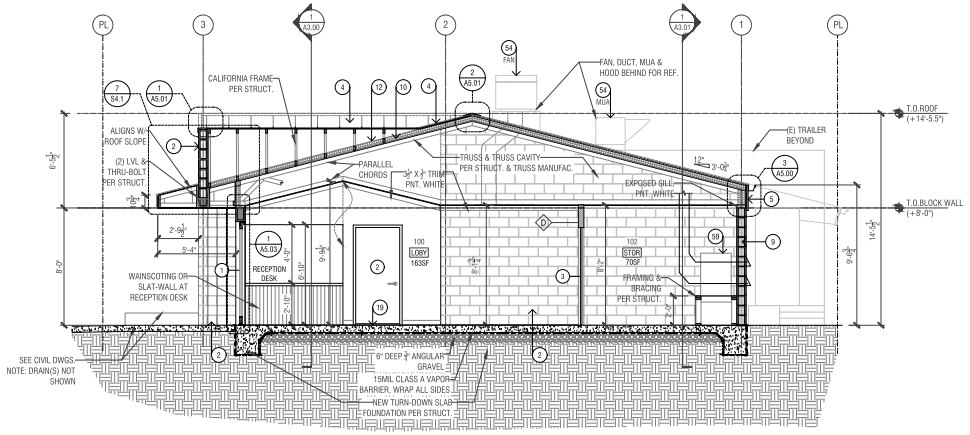
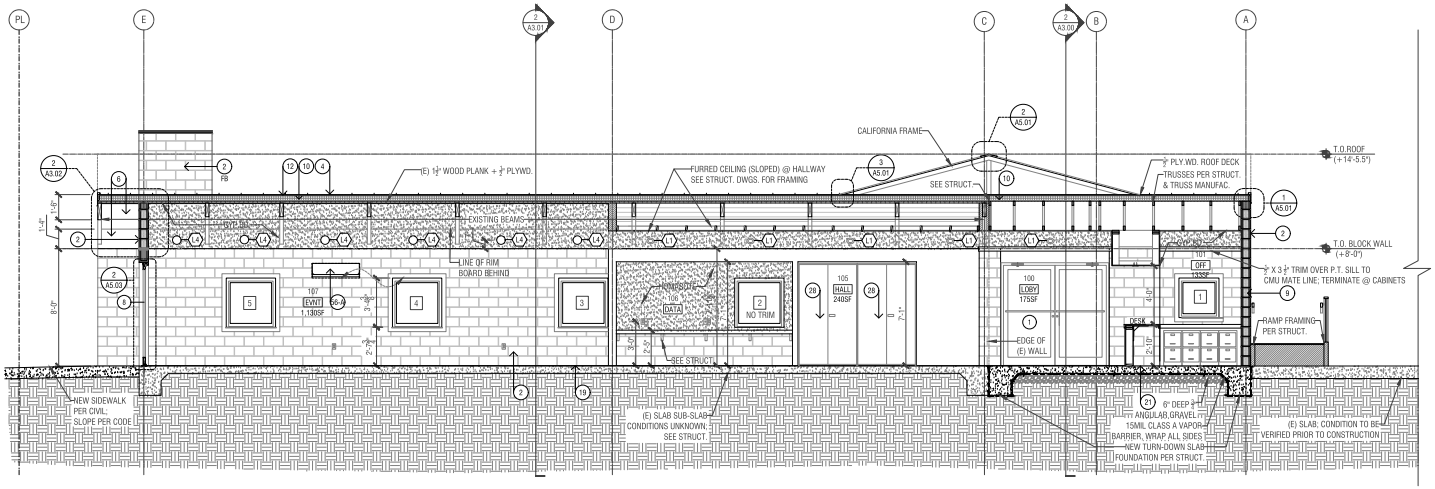


CROSS SECTION @ NEW ENTRY 2

SCALE: 1/4" = 1'-0"



LONG SECTION @ NEW ENTRY 1

SCALE: 1/4" = 1'-0"

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

SECTION GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE
3. (E) SUB-SLAB CONDITIONS UNKNOWN; MAY REQUIRE ADDITIONAL INVESTIGATION

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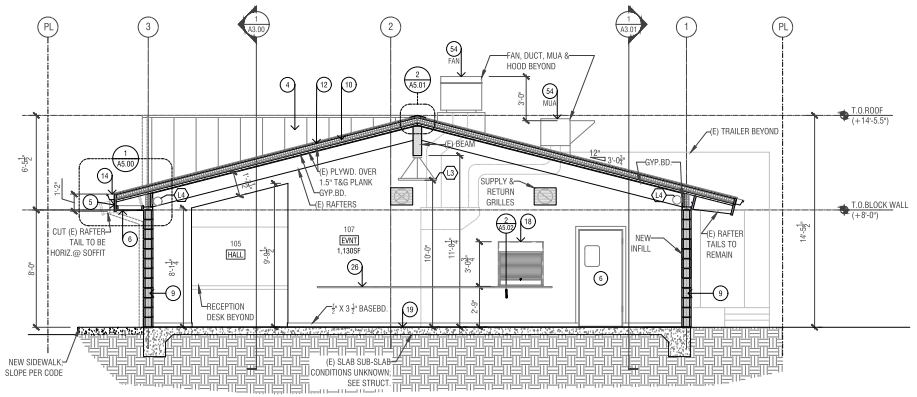
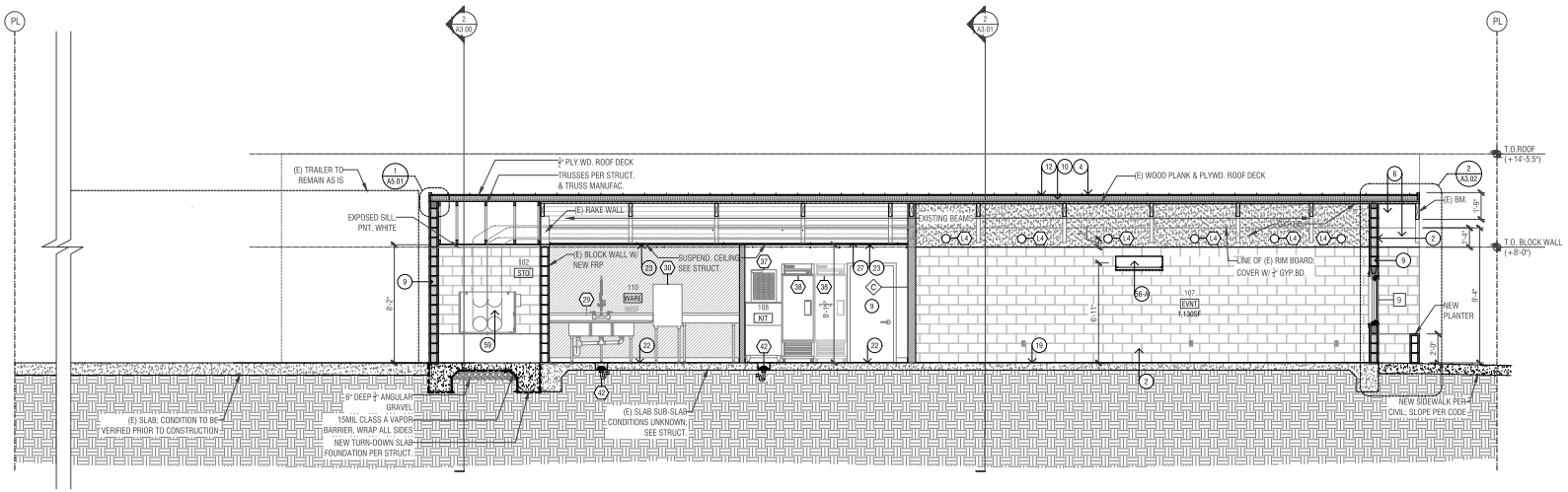


CROSS SECTION @ EVENT HALL 2
SCALE: 1/4" = 1'-0"



LONG SECTION @ STORAGE 1
SCALE: 1/4" = 1'-0"

NEW CMU WALL
NEW WOOD WALL
(E) CMU WALL

SECTION GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND BLOCK IN-FILL AT NEW OPENINGS IN (E) WALL
2. SEE CIVIL DRAWINGS FOR SIDEWALKS, RAMP, AND DRAINAGE
3. (E) SUB-SLAB CONDITIONS UNKNOWN; MAY REQUIRE ADDITIONAL INVESTIGATION

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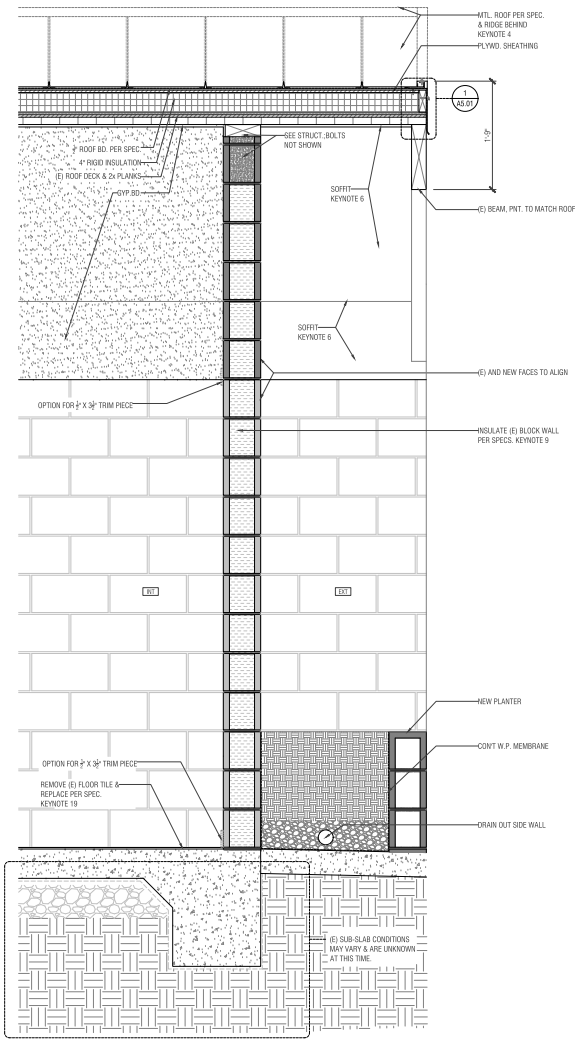
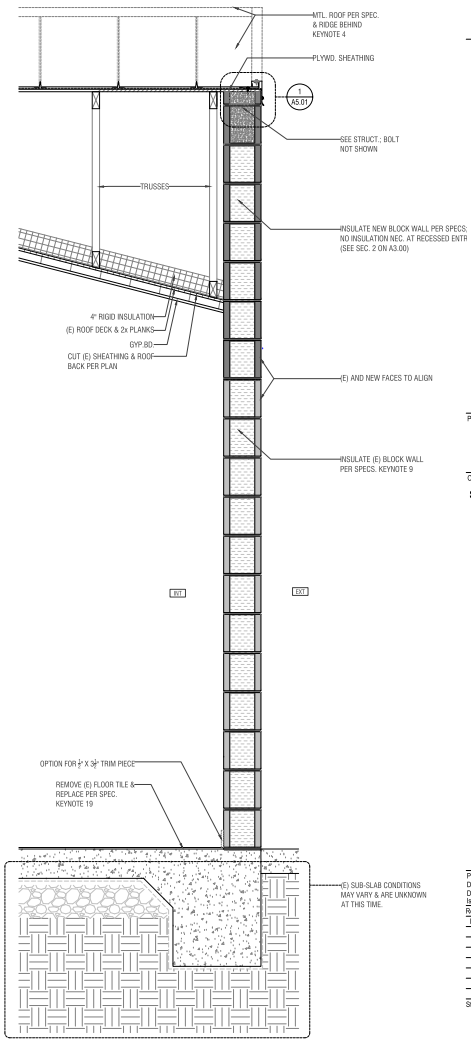


WALL SECTION @ (E) WALL W/ OVERHANG 2
SCALE: 1" = 1'-0"



WALL SECTION @ (E) WALL NEAR NEW ENTRY 1
SCALE: 1" = 1'-0"

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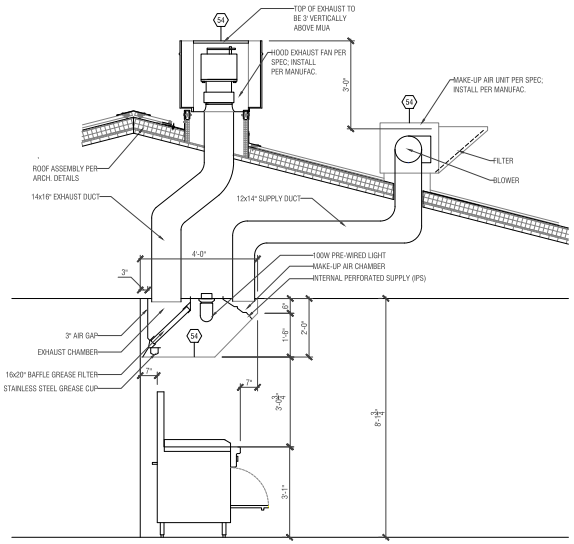
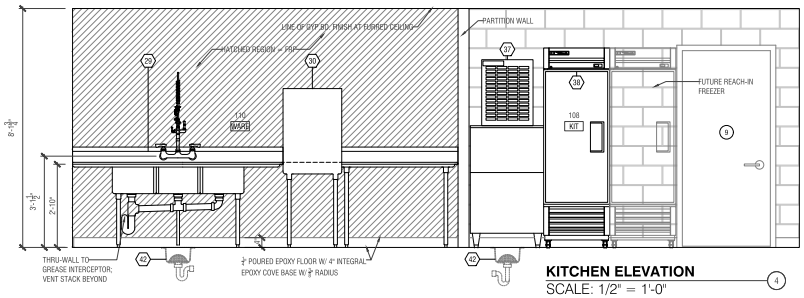
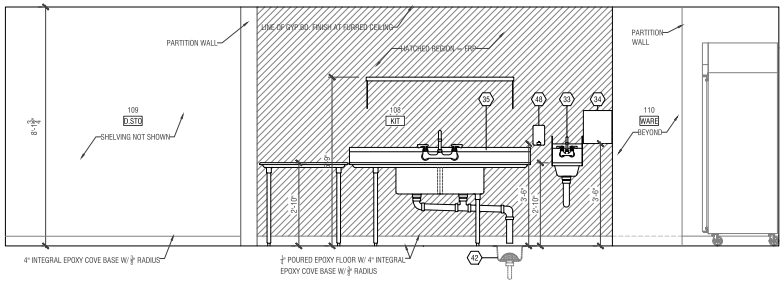


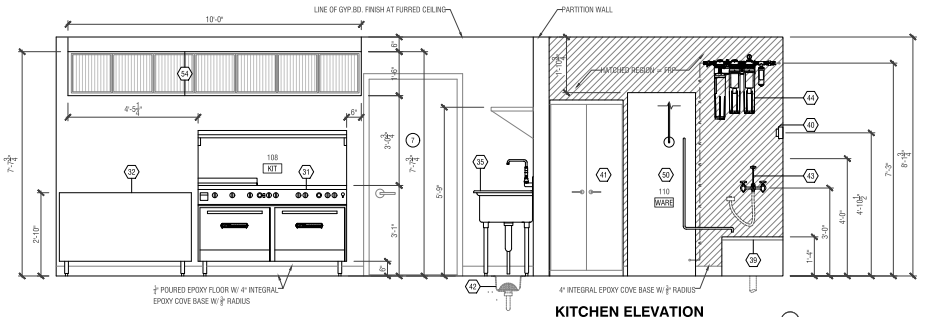
VENT HOOD SIDE ELEVATION 5
SCALE: 1/2" = 1'-0"



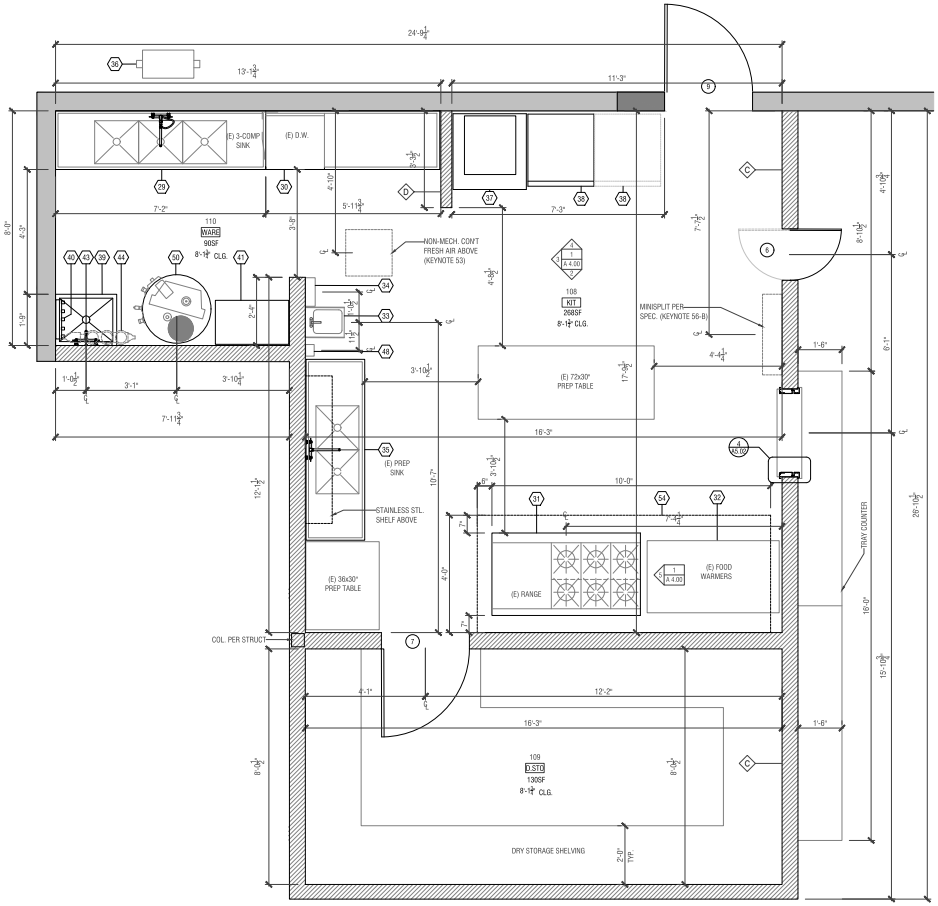
KITCHEN ELEVATION 4
SCALE: 1/2" = 1'-0"



KITCHEN ELEVATION 3
SCALE: 1/2" = 1'-0"



KITCHEN ELEVATION 2
SCALE: 1/2" = 1'-0"



KITCHEN AREA PLAN 1
SCALE: 1/2" = 1'-0"

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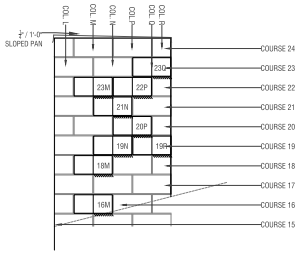
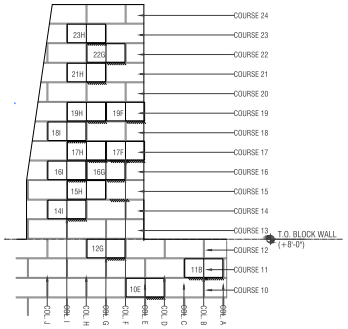
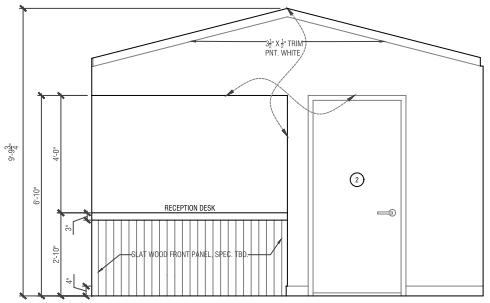


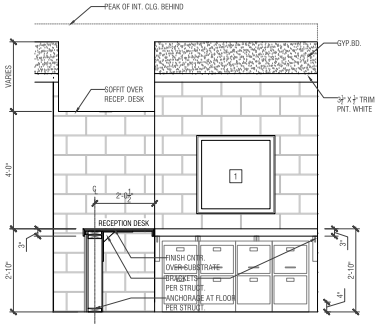
TOWER EAST ELEVATION
SCALE: 1/2" = 1'-0" 6



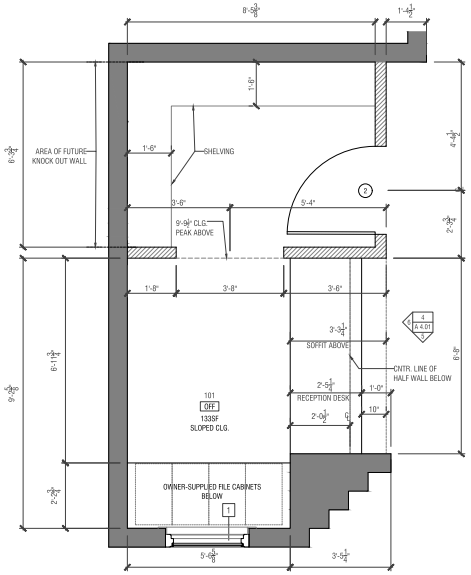
TOWER SOUTH ELEVATION
SCALE: 1/2" = 1'-0" 7



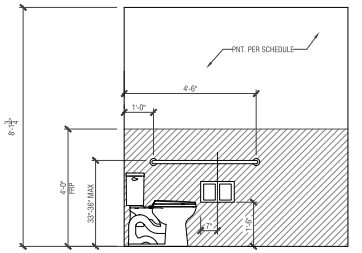
RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0" 8



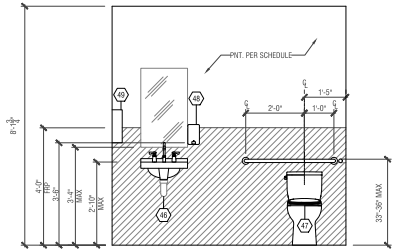
RECEPTION / OFFICE ELEVATION
SCALE: 1/2" = 1'-0" 5



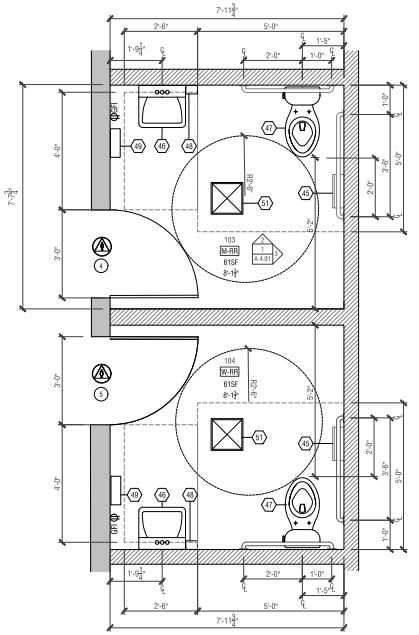
RECEPTION / OFFICE AREA PLAN
SCALE: 1/2" = 1'-0" 4



RESTROOM INT. ELEVATION
SCALE: 1/2" = 1'-0" 3



RESTROOM INT. ELEVATION
SCALE: 1/2" = 1'-0" 2



RESTROOM AREA PLAN
SCALE: 1/2" = 1'-0" 1

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KELSEYVILLE
SENIOR EVENT CENTER
5245 THIRD ST., KELSEYVILLE CA 95451
APN: 024-083-06

PERMIT SET

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

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(707)-279-4020

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Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 05/19/2025
Revision:

No.	Description	Date

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STATE OF CALIFORNIA

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RESTROOM & MISC. AREA PLANS

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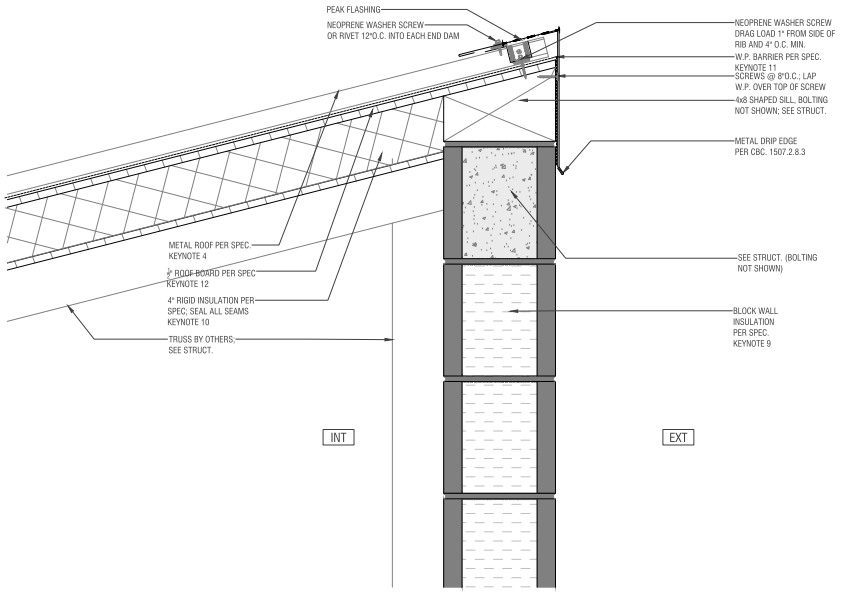
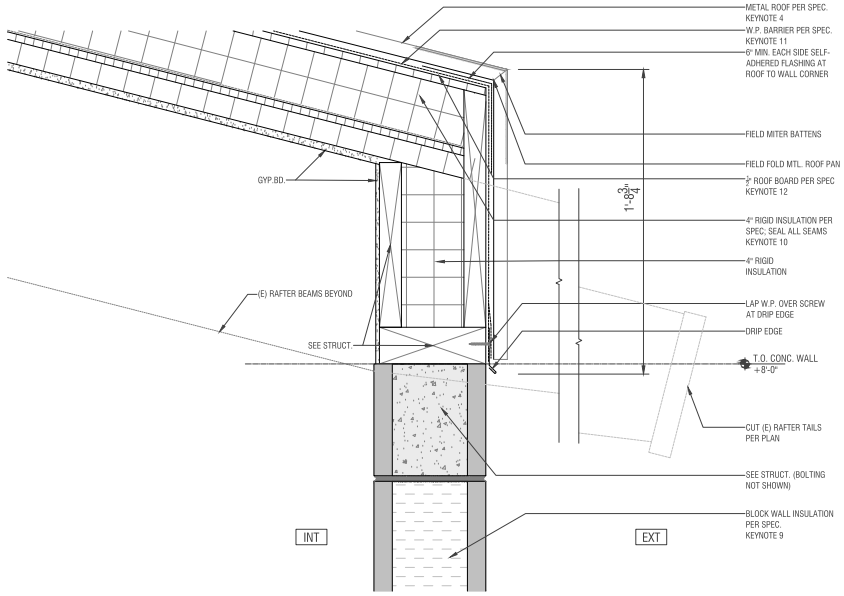
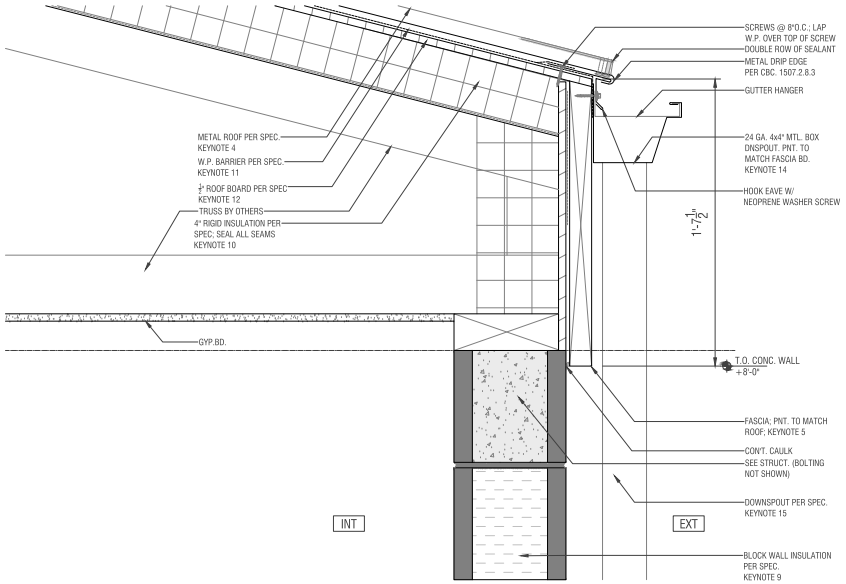


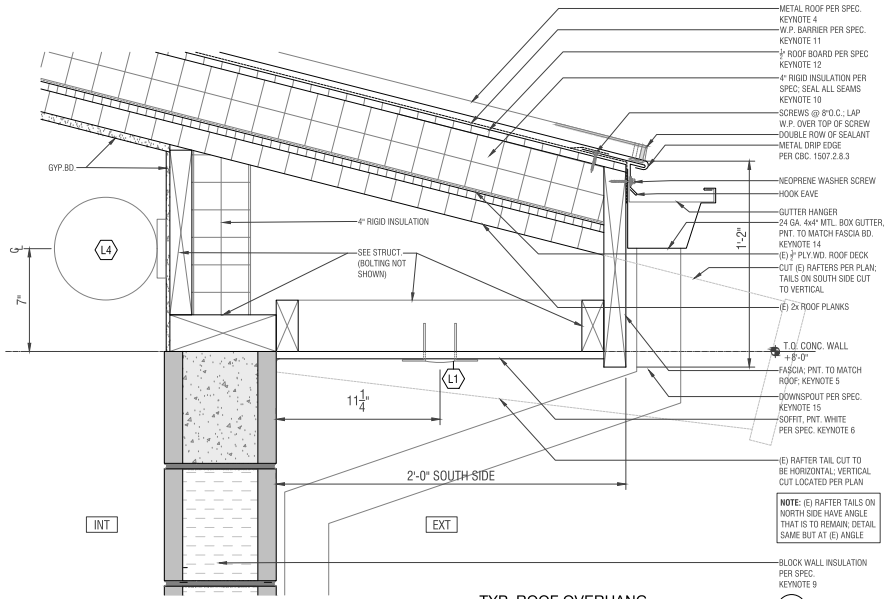
NON-OVERHANGING EAVE PEAK FLASHING 4
SCALE: 3" = 1'- 0"



GUTTER-LESS ROOF-FASCIA TURNDOWN AT BLOCK WALL 2
SCALE: 3" = 1'- 0"



GUTTER @ FLUSH EAVE
SCALE: 3" = 1'- 0"



TYP. ROOF OVERHANG
SCALE: 3" = 1'- 0"

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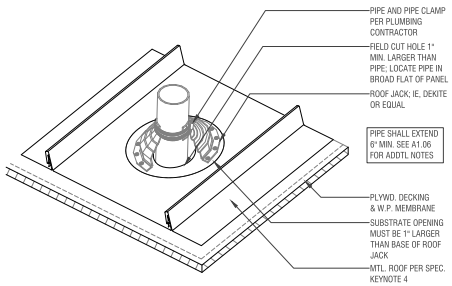
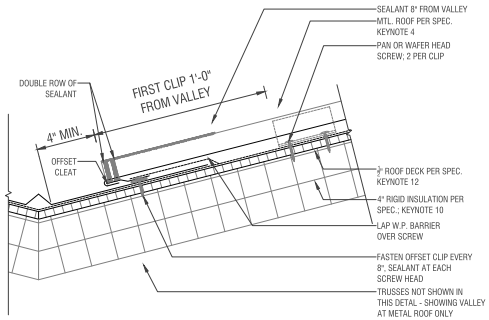
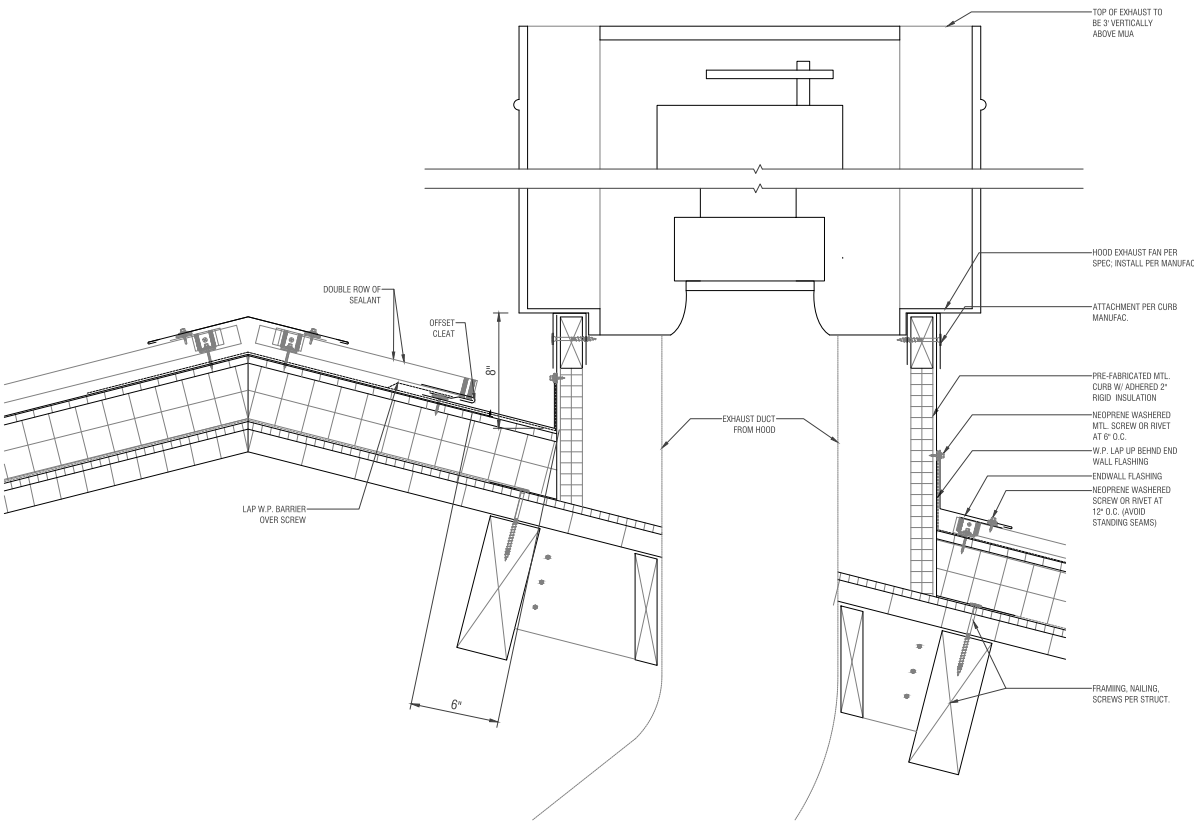


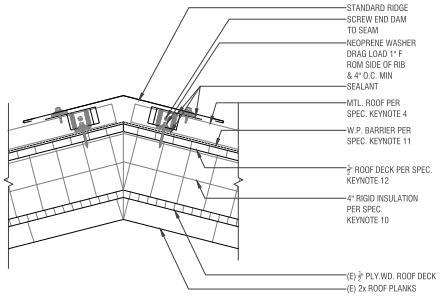
PIPE PENETRATION & MTL ROOF, TYP. 5



ROOF VALLEY FLASHING, TYP. 3
SCALE: 3" = 1'- 0"



HOOD EXHAUST CURB DETAIL 4
SCALE: 3" = 1'- 0"



METAL ROOF RIDGE CAP DETAIL 2
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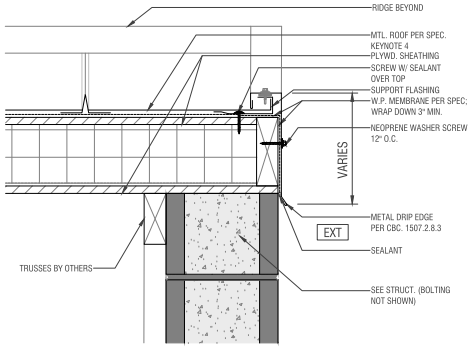

GABLE EDGE AT BLOCK WALL 1
SCALE: 3" = 1'- 0"

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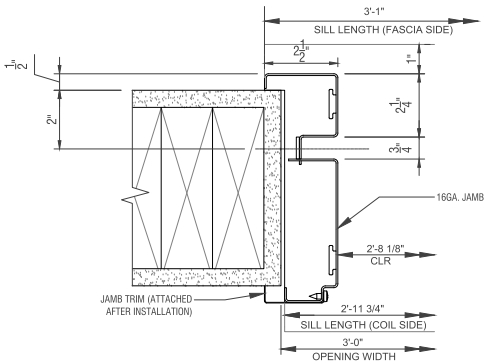
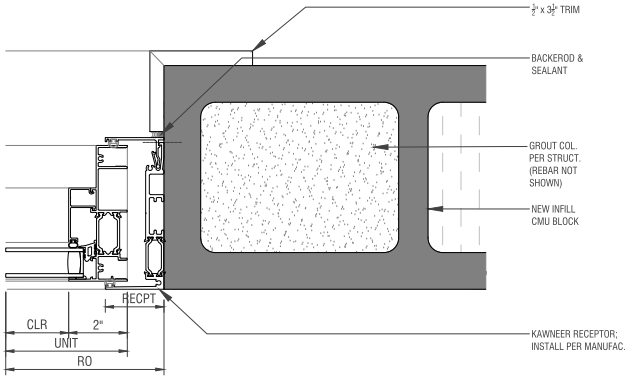
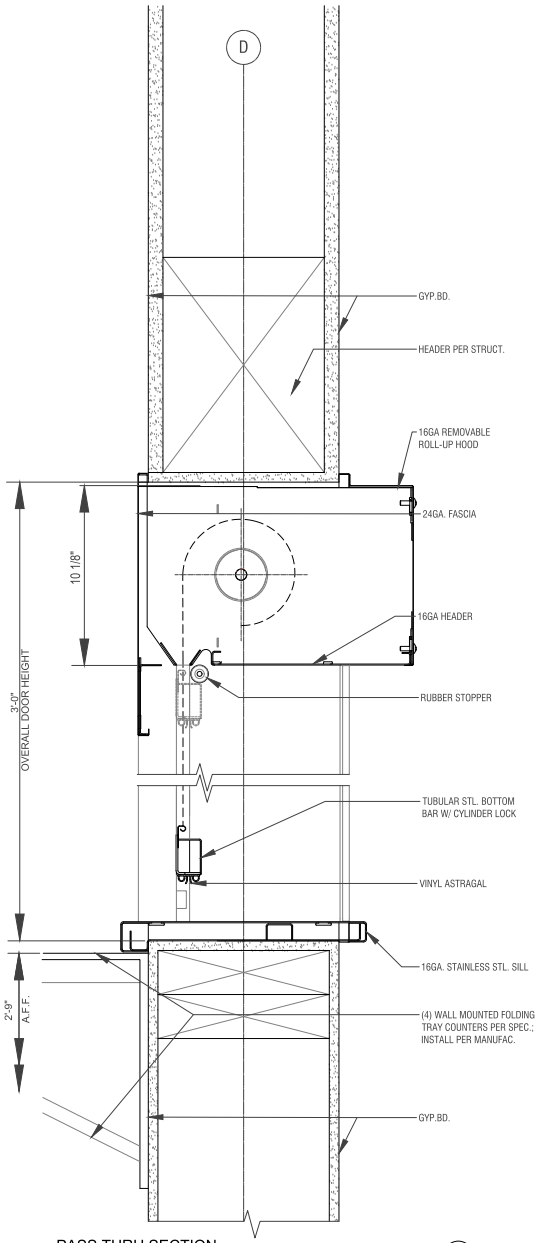


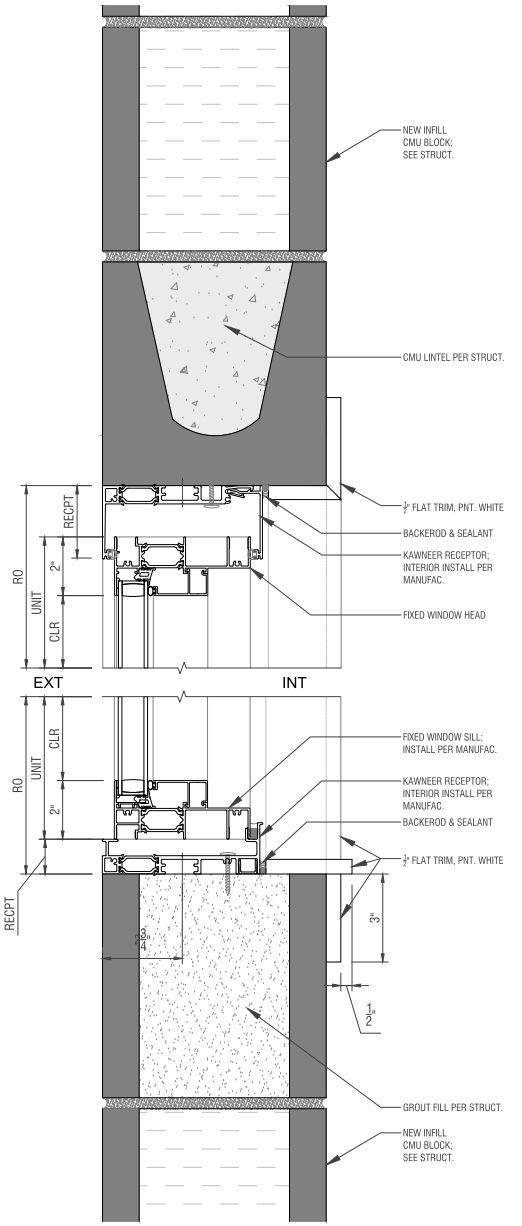
PASS THRU WINDOW JAMB
SCALE: 6" = 1'- 0"
4



EXTERIOR WINDOW JAMB
SCALE: 6" = 1'- 0"
3



PASS THRU SECTION
SCALE: 6" = 1'- 0"
2



EXTERIOR WINDOW HEAD & SILL
SCALE: 6" = 1'- 0"
1

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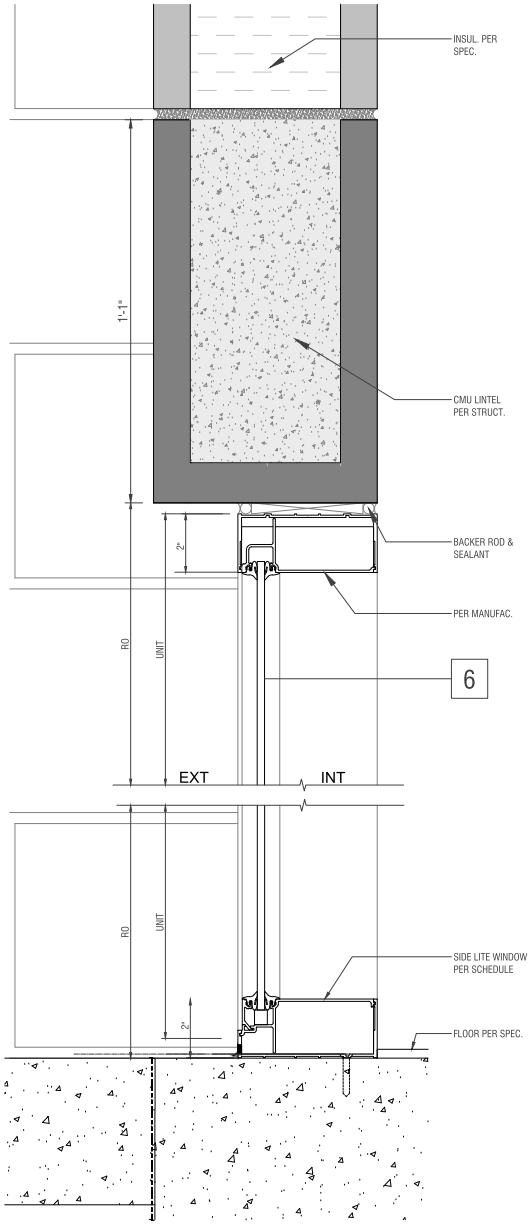
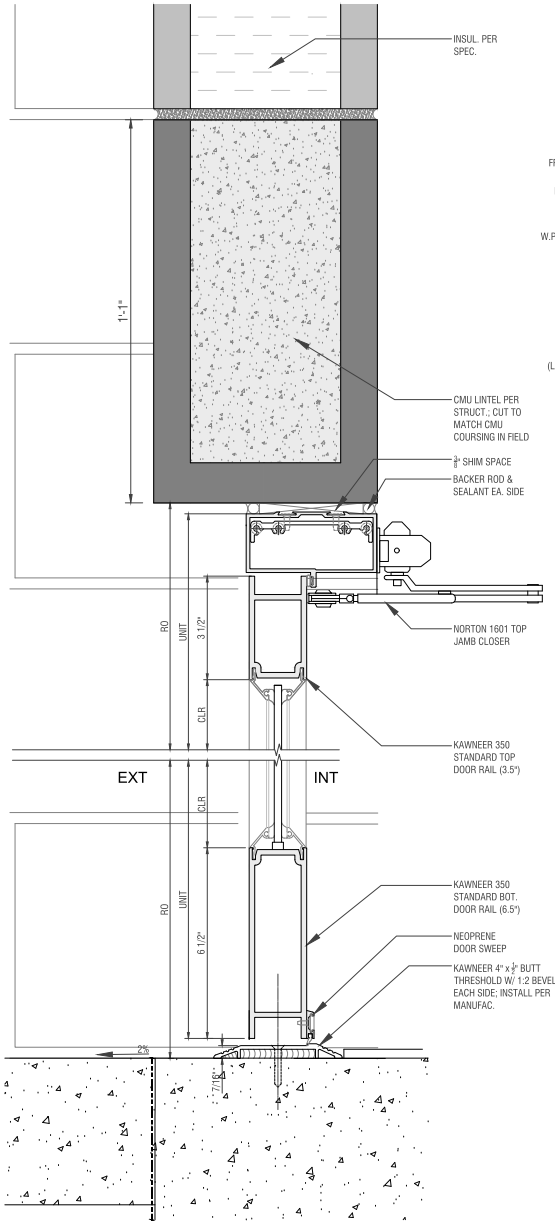


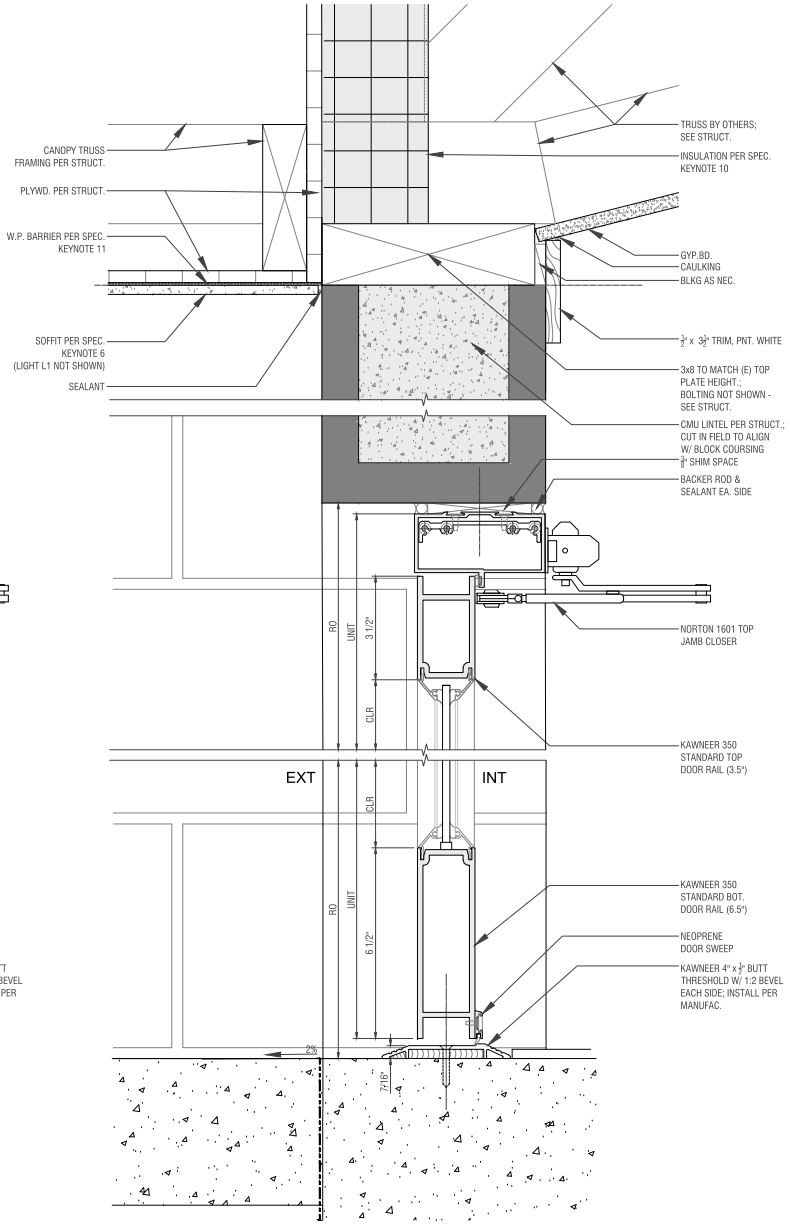
STOREFRONT SIDEL SILL & HEAD 3

SCALE: 6" = 1'- 0"



STANDARD ENTRANCE THRESHOLD - THIRD ST. 2

SCALE: 6" = 1'- 0"



STANDARD ENTRANCE THRESHOLD - SADERLUND ST. 1

SCALE: 6" = 1'- 0"

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OPENING DETAILS

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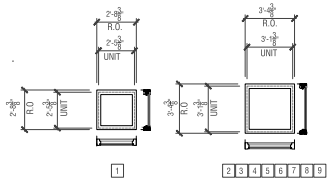
DOOR SCHEDULE

NO.	LOCATION	DOOR DESCRIPTION	MANUFACTURER	DOOR SIZE	FRAME DIM.	MASONRY OPENING	WALL TRIM SIZE	GLAZING	HARDWARE	QTY	COLOR
1	ENTRY / EXIT 1	84 IN. X 84 IN. DOUBLE OUTSWING KAWNEER 350 STANDARD DOOR	KAWNEER	84" x 84"	91" x 86"	92.5" x 86.375"	N/A	LOW-E TEMPERED GLAZ; U-VAL=.31, SHGC=.21	KAWNEER 350 MEDIUM STILE STANDARD DOOR W/ BUTT HINGES, 6" BOT. RAIL W/ NEOPRENE SWEEP, 3.5" ALL OTHERS; KAWNEER ARCHITECT'S CLASSIC PUSH BAR (INT) W/ PULL HANDLE (EXT) 44" AFF W/ NORTON 1601 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH). ¾" ALUM. BUTT THRESHOLD W/ INTEGRAL 1:2 SLOPE; 5psf OPERATIN G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEYED CYLINDER	1	CHAMPAGNE (379A1455)
2	OFFICE	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36 x 80"	N/A	N/A	2.5" x 0.5" MTL.	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP, 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
3	STORAGE	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	N/A	2.5" x 0.5" MTL.	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP, 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
4	M-RESTROOM	RIGHT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"			2.5" x 0.5" MTL.	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LEVER HANDLE W/ INT. THUMB LOCK AT 35" AFF, 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
5	W-RESTROOM	LEFT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36 x 80"	N/A	42" x 80"	2.5" x 0.5" MTL.	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LEVER HANDLE W/ INT. THUMB LOCK AT 35" AFF, 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	N/A	WHITE
6	KITCHEN / DINING	36 IN. X 80 IN. 1 PANEL STAINLESS STEEL KITCHEN DOOR	TUFT-LITE	36" x 80"	N/A		3.5" x 0.5"	12"X17" TEMP.	PER MANUFAC.	1	WHITE
7	DRY STORAGE	RIGHT HAND IN SWING FLUSH METAL DOOR W/ HARDWARE LOCATED 35" A.F.F. SELF CLOSING DOOR PER CA 11B-604.8.2.2	JELD-WEN	36" x 80"	N/A	34" x 82"	2.5" x 0.5" MTL.	N/A	SCHLAGE ALX SERIES GRADE 2 CYLINDRICAL LOCK W/ LEVER HANDLE & INT. THUMB LOCK AT 35" AFF W/ NORTON 93 DOOR CLOSER (619 FINISH) AT TOP. 5LB OPERATING PRESSURE. ANSI CURVED LIP STRIKE 1-1/4" X 4-7/8" STANDARD	1	WHITE
8	ENTRY / EXIT 2	36 IN. X 84 IN. SINGLE OUTSWING KAWNEER 350 STDANDARD DOOR	KAWNEER	36" x 84"	39.5" x 86"	40.25" x 86.375"	N/A	LOW-E TEMPERED GLAZ; U-VAL=.31, SHGC=.21	KAWNEER 350 MEDIUM STILE STANDARD DOOR W/ BUTT HINGES, 6" BOT. RAIL W/ NEOPRENE SWEEP, 3.5" ALL OTHERS; KAWNEER ARCHITECT'S CLASSIC PUSH BAR (INT) W/ PULL HANDLE (EXT) 44" AFF W/ NORTON 1601 GRADE 1 TOP JAMB SELF-CLOSER (619 FINISH). ¾" ALUM. BUTT THRESHOLD W/ INTEGRAL 1:2 SLOPE; 5psf OPERATIN G PRESSURE & ADAMS RITE MS-1850 DEADLOCK W/ EXIT INDICATOR & KEYED CYLINDER	1	ALUM. / CHAMPAGNE (379A1455)
9	KITCHEN/ ALLEY	OUT-SWING DOOR RIGHT HAND REVERSE FLUSH METAL DOOR W/ HARDWARE LOCATED AT 35" A.F.F.	TRUDOOR	36" x 80"	N/A		2.5" x 0.5" MTL.	N/A	(3) 4.5" x 4.5" BALL BEARING HINGES; TRUDOOR 5LB OPERATING PRESSURE W/ PANIC BAR EXIT DEVICE & EXTERIOR W/ ESCUTCHEON LEVER & LOCK BOTH 35" AFF; ENTRY / EXIT DEVICE TRIM & DOOR CLOSER WITH HOLD OPEN ARM. 10"H METAL KICKPLATE & PEMKO 315 NEOPRENE DOOR SWEEP W/ PEMKO 170 4" x ¾" ALUM. THRESHOLD W/ INTEGRAL 1:2 SLOPE. HARDWARE FINISH TO BE STAINLESS STL.	1	WHITE
10	FIRE CONTROL ROOM	OUT-SWING DOOR LEFT HAND REVERSE FLUSH METAL DOOR W/ HARDWARE LOCATED AT 35" A.F.F.	TRUDOOR	36" x 80"	N/A	N/A	3.5" x 0.5"	N/A	(3) 4.5" x 4.5" BALL BEARING HINGES; TRUDOOR 5LB OPERATING PRESSURE W/ ESCUTCHEON LEVER & LOCK BOTH 35" AFF W/ NORTON 93 DOOR CLOSER (600 FINISH) AT TOP; HARDWARE FINISH TO BE STAINLESS STL.; MUST SAY "FIRE CONTROL ROOM" W/ 2" MIN. RED LETTERING	1	WHITE W/ RED LETTERING

WINDOW SCHEDULE

NO.	LOCATION	WINDOW TYPE	WINDOW MATERIAL / COLOR	WINDOW MANUFACTURER	MANUFACTURER CODE	SILL HT.	UNIT SIZE (WxH)	ROUGH OPEN	INTERIOR TRIM	GLAZING TYPE & AREA	U-VALUE	SHGC	HARDWARE / LOCK TYPE
1	OFFICE	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	40" AFF	29.375" x 29.375"	32.375" x 32.375"	.5" x 3.5", WHITE	6.8sf DUAL PANE LOW-E GLASS	.34	.22	N/A
2	HALL	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	NONE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
3	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
4	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
5	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
6	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
7	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	40" x 40"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
8	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A
9	EVENT	FIXED	ALUM. / CHAMPAGNE (379A1455)	KAWNEER OPTIQ® AA®5450 SERIES WINDOWS	AW-PG70-FW – FIXED	32" AFF	37.375" x 37.375"	40.375" x 40.375"	.5" x 3.5", WHITE	9.7sf DUAL PANE LOW-E GLASS	.34	.22	N/A



WINDOW & DOOR NOTES

1. THIS DRAWING SET IS INTENDED FOR WINDOW & DOOR COORDINATION ONLY.
2. ALL DIMENSIONS, TYPE NUMBERS, AND FINISHES TO BE VERIFIED BY WINDOW & DOOR MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
3. PER CBC ALL WINDOWS TO BE CONSTRUCTED OF MULTI-PANE GLAZING MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING IF/WHERE NEC.
4. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO COORDINATE ALL STRUCTURAL FRAMING REQUIREMENTS WITH ARCHITECT & STRUCT. ENGINEER.
5. GENERAL CONTRACTOR AND / OR FRAMING SUBCONTRACTOR TO VERIFY W/ MANUFACTURER FOR ALL ROUGH OPENING SIZES.
6. WINDOW MANUFACTURER TO PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
7. ALL EXTERIOR DOORS W/ GLAZING SHALL MEET THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING.

SUBSTITUTIONS

PROPOSED SUBSTITUTIONS TO SCHEDULE ITEMS, FINISHES, OR MATERIALS BY OWNER, GENERAL CONTRACTOR, OR SUB-CONTRACTOR MUST BE SUBMITTED TO ARCHITECT & OWNER AND MUST INCLUDE:

1. PRODUCT SPECIFICATION SHEET
2. MODEL NUMBER
3. OVERALL DIMENSIONS
4. LINK TO MANUFACTURER
5. WRITTEN NOTE INDICATING WHICH SPECIFIC DRAWINGS AND/OR DETAILS ARE EFFECTED BY PROPOSED SUBSTITUTION.
6. REASON FOR PROPOSED SUBSTITUTION

UPON REVIEW OF PROPOSED SUBSTITUTION DOCUMENTS, ARCHITECT AND OWNER WILL RENDER A WRITTEN DECISION. DELAYS FOR DRAWING AND/OR DETAIL REVISIONS MAY RESULT FROM AN ACCEPTED SUBSTITUTION.

FINISH SCHEDULE

ROOM	ROOM NAME	FINISH FLOOR	BASE MOULDING	AREA	WALL MATERIAL	WALL COLOR	CEILING MATERIAL	CEILING COLOR	CEILING HEIGHT
100	LOBBY	VINYL LUXURY TILE	.5" x 3.5" MDF, PNT. WHITE	175sf	GYP.BD. LEVEL 4 FINISH	EXTRA WHITE(SW7006)	GYP.BD. LEVEL 4 FINISH	EXTRA WHITE(SW7006)	9'-9½" AT PEAK
101	OFFICE	CONC., MATTE FINISH SMOOTH	.5" x 3.5" MDF, PNT. WHITE	133st	GYP.BD. LEVEL 4 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP.BD. LEVEL 4 FINISH	EXTRA WHITE(SW7006)	9'-9½" AT PEAK
102	STORAGE	CONC., MATTE FINISH SMOOTH	N/A	70sf	GYP.BD. LEVEL 3 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP.BD. LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-2"
103	M-RESTROOM	¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY.	¼" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	61sf	FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG.	NAIVE PEACH (SW6631)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 4 FINISH	NAIVE PEACH (SW6631)	8'-1⅜"
104	W-RESTROOM	¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY.	¼" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	61sf	FRP ALL SIDES UP TO 48" HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG.	MAUVE FINERY (SW6282)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 4 FINISH	MAUVE FINERY (SW6282)	8'-1⅜"
105	HALL	VINYL LUXURY TILE	.5" x 3.5" MDF, PNT. WHITE	240sf	GYP.BD. LEVEL 4 FINISH / CMU PER PLAN	LUPINE (SW6810)	GYP.BD. LEVEL 4 FINISH	LUPINE (SW6810)	9'-9½"
106	DATA CENTER	VINYL LUXURY TILE	.5" x 3.5" MDF, PNT. WHITE	30SF (INCLUDED IN HALL)	GYP.BD. LEVEL 4 FINISH / CMU PER PLAN	EXTRA WHITE(SW7006)	GYP.BD. LEVEL 4 FINISH	EXTRA WHITE(SW7006)	7'-1"
107	EVENT HALL	VINYL LUXURY TILE	.5" x 3.5" MDF, PNT. WHITE	1,130sf	CMU	EXTRA WHITE(SW7006)	GYP.BD. LEVEL 4 FINISH	EXTRA WHITE(SW7006)	13'-9" AT PEAK
108	KITCHEN	¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY.	¼" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	268sf	FRP AT CMU WALLS FLR TO CLG. AND AT PREP SINK & H.W. SINKS UP TO 48" HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR UP TO CLG.; ALL OTHERS TO BE NON-ABSORBENT DRY WALL, LEVEL 4 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 4 FINISH	CLG: EXTRA WHITE(SW7006) BEAMS: RETICENCE (SW6064)	8'-1⅜"
109	DRY STORAGE	¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY.	¼" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	130sf	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 3 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-1⅜"
110	WAREWASHING	¼" THICK POURED EPOXY OVER SLAB; MATTE GRAY.	¼" RADIUS INTEGRAL POURED EPOXY COVE X4" HIGH	90sf	FRP AT 3-COMP SINK & D.W. UP TO 48" HIGH AND UP TO 60" HIGH AT MOP SINK HIGH FROM TOP OF COVED BASE W/ SMOOTH FINISHED NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 3 FINISH	EXTRA WHITE(SW7006)	NON-ABSORBENT DRYWALL W/ 2-COATS SEMI-GLOSS PAINT OF A LIGHT COLOR TO CLG., LEVEL 3 FINISH	EXTRA WHITE(SW7006)	8'-1⅜"
111	FIRE CONTROL ROOM	CONC., MATTE FINISH SMOOTH	N/A	9sf	TYPE X GYP.BD.	EXTRA WHITE(SW7006)	TYPE X GYP.BD.	EXTRA WHITE(SW7006)	8'-2"

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APN:024-083-06

PERMIT SET

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Project No.: 24.06
Designed By: Endemic Architecture
Drawn & Checked By: KT / CT
Issue Date: 08/18/2025
Revision:

No.	Description	Date

Stamp:

LICENSED ARCHITECT
CLARK THENHAUS
C-38874
Clark Thenhaus
07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:
WINDOW, DOOR, & FINISH SCHEDULES

A 6.00

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EQUIPMENT & FIXTURE SCHEDULE

KEYNOTE	LOCATION	EQUIP. / FIXTURE	MANUFACT.	NAME	DESCRIPTION	MODEL #	COLOR / FIN	GPM	CFM	BTU
28	HALL	STORAGE CABINET	GLOBAL INDUST.	HEAVY DUTY STOR. CABINET	16 GAUGE, 48"W X 24"D X 84"H,	WB316057 / OWNER SUPP.	GRAY			
29	WASH	EXISTING THREE COMPARTMENT SINK	KINTERA	COMMERCIAL 3-COMPARTMENT SINK	86" x 24" x 44" 3-COMPARTMENT SINK W/ (2) 18" DRAIN BOARDS & 18x18x14" BOWLS + (E) FAUCET	**EXISTING**	STAINLESS			
30	WASH	EXISTING DISHWASHER		PASS-THRU COMMERCIAL D.W.	24" D.W. W/ 4' TRAY CNTR.	**EXISTING**	STAINLESS			
31	KITCHEN	EXISTING STOVE / OVEN	SOUTHBEND	ULTIMATE RESTAURANT RANGE	6 BURNER / 24" GRIDDLE DOUBLE OVEN	**EXISTING - 60"**	STAINLESS			
32	KITCHEN	EXISTING FOOD WARMERS			DOUBLE PAN FOOD WARMER	**EXISTING**	STAINLESS			
33	PREP	HAND WASHING SINK	KROWNE		12"W WALL MOUNTED HAND SINK W/ SIDE SPLASH GUARDS; 1.5" DRAIN	HS-30L	STAINLESS		0.5	
34	PREP	PAPER TOWEL	BOBRICK	FINO COLLECTION	SURFACE-MOUNTED PAPER TOWEL DISPENSER, SATIN FINISH, 525 MULTIFOLD TOWELS	B-9262	SATIN			
35	PREP	EXISTING 2-COMP. PREP SINK	KINTERA	PREP SINK	2-COMPARTMENT 74" x 24" x 43" W/ (2) 18" DRAIN BOARDS	**EXISTING**	STAINLESS			
36	EXTERIOR	GREASE INTERCEPTOR	SMITH	GREASE INTERCEPTOR	21" x 1" x 9" 20LB GREASE INTERCEPTER	8010	BLACK	10 / 20LB		
37	KITCHEN	EXISTING ICE MACHINE	ICE-O-MATIC	ICE MAKER & BIN	EXISTING 30" x 31" x 77"	GEM0650A / B55PS / KBT19	GRAY			
38	PREP	EXISTING REACH-IN FREEZER	TRUE	UPRIGHT REACH IN FREEZER	EXISTING 30" x 27" x 81.6" REACH IN FREEZER	T-23-HC	STAINLESS			
39	WASH	MOP SINK	REGENCY	ONE COMPARTMENT FLOOR MOP SINK	20" x 26" x 12" 16 GAUGE	600SM16212	STAINLESS			
40	WASH	MOP HANGER	WINCO	MOP & BROOM RACK	5-CLIP / 6-HOOK, PLASTIC	MHH-5	GRAY			
41	WASH	CABINET	NORWOOD	HEAVY DUTY STORAGE CABINET W/ FIXED SHELVES	30" x 18" x 72" LOCKABLE MTL. CABINET		MTL/ DENIM BLUE			
42	PER PLAN	FLOOR SINK	ZURN	FLOOR SINK	12" x 12" x 6" PORCELAIN FLOOR SINK W/ COVER GRATE	FD2375	PORCELAIN			
43	MOP SINK FAUCET	REGENCY	FAUCET	WALL MOUNTED MOP SINK FAUCET W/ 6.5" SPOUT AND BACKFLOW PREVENTER	600FMS86	CHROME	STAINLESS			
44	WASH	WATER FILTER	3M	FILTER SYSTEM	"IMPACT" FILTRATION DUAL-ZONE MEDIA CARTRIDGE FILTRATION	DP390	WHITE			
45	RESTROOMS	TOILET PAPER DISPENSER	BOBRICK	WALL MOUNTED TOILET PAPER DISPENSER	8" WATER-RESISTANT HIGH CAPACITY TOUCHLESS TOWEL DISPENSER	B-3588	STAINLESS			
46	RESTROOMS	LAVATORY	GLACIER BAY	ARAGON RECTANGULAR VITREOUS CHINA BATHROOM SINK - ADA	ARAGON 19 IN. RECTANGULAR VITREOUS CHINA BATHROOM SINK IN WHITE - 19" X 17" X 8.5"	13-0010-ADA	PORCELAIN			
47	RESTROOMS	TOILET	TOTO	ENTRADA CLOSE COUPLED TOILET	ADA COMPLIANT FLOOR MOUNTED TOILET	CST244EF(PER PLAN) CST244EFR (PER PLAN)	WHITE	1.28		
48	RESTROOMS	SOAP DISPENSER	BOBRICK	CLASSIC SERIES	SURFACE-MOUNTED VERTICAL MANUAL LIQUID SOAP DISPENSER, SATIN FINISH, 40-FL OZ.	B-2111	SATIN			
49	RESTROOMS	PAPER TOWEL	BOBRICK	FINO COLLECTION	SURFACE-MOUNTED PAPER TOWEL DISPENSER, SATIN FINISH, 525 MULTIFOLD TOWELS	B-9262	SATIN			

NOTES ON EXISTING EQUIPMENT:

EQUIPMENT LISTED AS "EXISTING" IS TO BE PRESERVED DURING DEMOLITION AND STORED FOR REUSE WITHIN RENOVATED KITCHEN.

SYSTEMS EQUIPMENT SCHEDULE

KEYNOTE	LOCATION	EQUIP. / FIXTURE	MANUFACT.	DESCRIPTION	MODEL #	COLOR / FIN	GPM	CFM	BTU
50	WAREWASHING	HOT WATER TANK	RHEEM	RHEEM 80GAL PRO-TERRA HYBRID ELECTRIC W/ LEAK GUARD HEAT PUMP TANK; INSTALLED IN LOCKABLE, OPEN-AIR LOCKER PER SPEC.	XE80T10H45U1	SILVER			4.07 UEF
51	W-RR & M-RR	EXHAUST FAN	PANASONIC	WHISPESR SENSE SMARTFLOW WHISPERSENSE® DC FAN, 50-**80**-110 CFM	FV-0511VQC1	WHITE		80	
52	KITCHEN	HOOD FIRE SUPPRESSION							
53	KITCHEN	FRESH AIR INTAKE	CAPTIVE AIRE	NON-MOTORIZED CON'T FRESH AIR	EMUFA - 10"	STAINLESS		750	
54	KITCHEN	TYPE 1 GREASE HOOD, FAN & MUA	HOOD MART	10'L X 48"W LOW BOX HOOD W/ LOW MAKE-UP AIR & CENTRIFUGAL DOWN-BLAST FAN SYSTEM	**HOOD:** LBOX 6" / LBMUA 18" **FAN: MUA:**	STAINLESS		2000	
55	REAR ALLEY	MINI SPLIT COMPRESSOR	FUJITSU	AIRSTAGE H-SERIES 45000BTU MULTI-ZONE SYSTEM COMPRESSOR	AOU45RLXFZ	WHITE			4500
56-A	EVENT HALL	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUB18TLAV2 INDOOR WALL MOUNT (X2)	ASUB18TLAV2	WHITE			18K Ea.
56-B	KITCHEN	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUA014KSA1	ASUA014KSA1	WHITE			14K
56-C	LOBBY	MINI SPLIT EVAPORATOR	FUJITSU	FUJITSU AIRSTAGE ASUA9TLAV2	ASUA9TLAV2	WHITE			9K
57	PER PLANS	SPRINKLER	SENJU	SENJU SS3561 W/ COVER PLATE MODEL 002-1201	SS3561/ 002-1201	WHITE			
58	SOLAR PANELS								
59	STORAGE	ENERGY RECOVERY VENTILATOR	FANTCH	LIGHT COMMERCIAL ERV W/ (2) 12" IN & (2) 12" OUT FLEX DUCT (INTAKE TO BE INSULATED)	1300	WHITE		1300	

GRID: PANEL SCHEDULE: 240amp 12/24 CIRCUIT

NO.	SIZE	LOAD	DESCRIPTION	DESCRIPTION	LOAD	SIZE	NO.
1 3	20 20	20 amps 3.0 amps	**(S)** DEDICATED ERV **(S)** DEDICATED FREEZER	MINISPLIT COMPRESSOR MINISPLIT EVAPORATORS	40 amp 40 amp	20 40	2 4
5 7	40 40	30 amps 30 amps	**(S)** DEDICATED HOT WATER **(S)** REC/LOB/HA/DATA PLUGS	(S) EVENT HALL LIGHTS KITCHEN LIGHTS	0.8 amp 0.8 amps	40 20	6 8
9 11	20 20	5 amps 7 amps	DEDICATED MUA DEDICATED ICE	RR/STO LIGHTS & FANS SINGAGE & EXTERIOR LIGHTS	2 amp 3 amps	20 20	10 12
13 15	20 20	2 amps 2 amps	DEDICATED DISHWASHER DEDICATED HOOD	REC/LOB/HA/DATA LIGHTS OPEN	2.20	20 20	14 16
17 19	40 40	22 amps 32 amp	KITCHEN/WARE PLUGS SMOKE & CARBON	OPEN OPEN	0	20 20	18 20
21 23	20 20	10 amps 5 amps	EVENT HALL PLUGS RESTRM / STORAGE PLUGS	OPEN OPEN	0	40 40	22 24

(S) = MOVED TO SOLAR CIRCUIT UPON COMPLETION OF SOLAR SUBMITTAL

ELECTRICAL LOADS

1. GENERAL LIGHTING LOAD:
   2,298sf X OCCUPANCY FACTOR OF 2 = **4,596va**
2. FIXED APPLIANCES W/ DEDICATED CIRCUIT: **24,979va**
   - REACH-IN FREEZER: 3.7amps X 220v = 814va x 2 = 1,628va
   - ICE MACHINE: 21amps x 115v = 2,415va
   - DISHWASHER: 32amps x 208v = 6,656va
   - HOOD EXHAUST: 11amps x 220v = 2,420va
   - HOOD MUA: 13amps x 220v = 2,860va
   - ERV UNIT: 15amps x 120v = 1,800va
   - HOT WATER HEATER: 30amps X 240v = 7,200va
3. NON-DEDICATED PLUG-IN OUTLETS: **1000va**
   - KITCHEN & WAREWASHING (4 receptacles): 200va
   - RECEPT., LOBBY, COFFEE, & DATA (9 receptacles): 200va
   - EVENT HALL (8 receptacles): 200va
   - RESTROOMS & STORAGE (3 RECEPTACLES): 200VA
   - EXTERIOR (1 receptacles): 200va
4. 5-TON MINISPLIT: **9,600va**
   - 40amps X 240V = 9,600va

LOAD CALCULATION: 4,569 + 24,979 + 1000 + 9,600 =40,175W

LIGHTING SCHEDULE

NO.	LOCATION	LIGHT	MANUFACT.	MODEL #	(QTY) & DIMENSIONS	LUMENS / TEMPERATURE	LENS
L1	SOFFITS & FURRED CEILINGS	4" DIRECT MOUNT W/ 4" OVERLAY MATTE TRIM	HALO	RL4-DM W/ RL4TRMWHB	(28) @ 4" Ø	600-900 / 3K	GLASS
L2	KITCHEN / WAREWASHING	4' LINEAR FLUSH MOUNT	CONTRACTOR SELECT	FML4W 48 500LM 840 ZT MVOLT	(5) @ 10" X 48"	5000 / 4K	POLYCARBONATE; IMPACT RESISTANT
L3	EVENT HALL - RIDGE BEAM	31.2" RING LIGHT	LIGHT IN THE BOX	31.2"; COFFEE	(3) @ 31.2"	3000 / 3K	FROSTED ACRYLIC
L4	EVENT HALL -SIDE WALLS	VESPER WALL SCONCE	MAXIM (LUMENS)	MXL1931814	(12) 7" X 7" X 6.75"Ø	400 / 3K	FROSTED ACRYLIC
L5	3RD ST. FACADE	18" CYLINDER UP/DOWN LIGHT	PROGRESS LIGHTING	P5642-31/30K	(1) @ 18" X 6"Ø	2500 / 3K	FROSTED ACRYLIC

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07/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

Title:

FIXTURE, EQUIP., & APPLIANCE SCHEDULES

A 6.01

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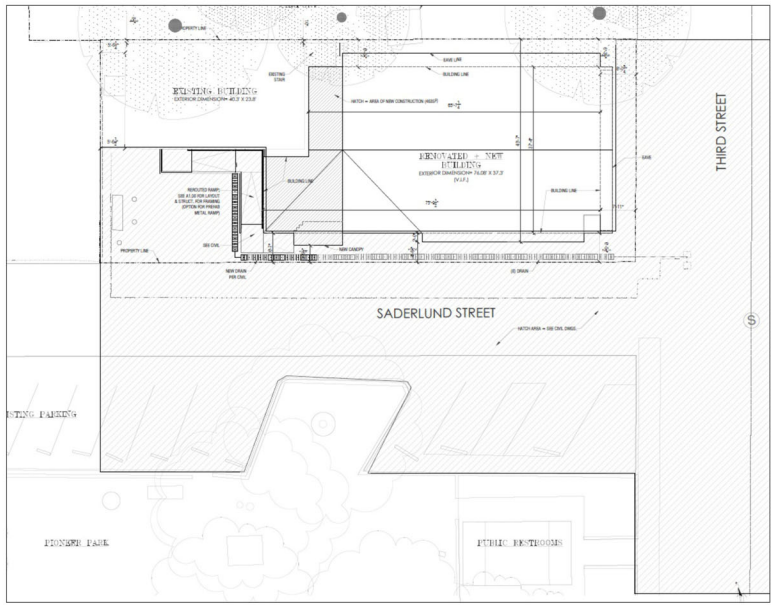
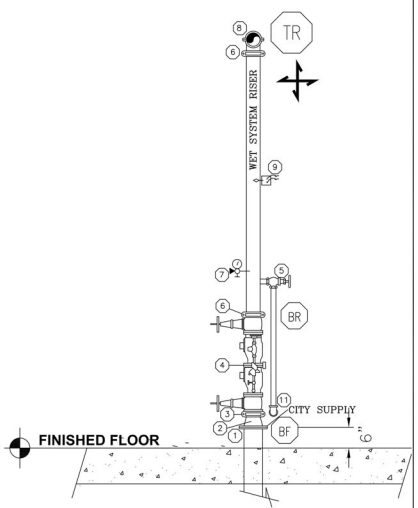


SITE PLAN

SCALE: N.T.S.



EQUIPMENT LEGEND

1. 4" FLANGE X GROOVE ADAPTER
2. 4" x2" GROOVED CONCENTRIC REDUCER
3. 2 1/2" GROOVED FLEXIBLE COUPLING
4. AMES 3000SS-DOSY-GXG-CFM 2 1/2"
5. 1 1/4" MAIN DRAIN
6. 2 1/2" GROOVED RIGID COUPLING
7. 1/4" 300 LB GUAGE
8. 2½" GROOVED ELBOW
9. 2 1/2" FLOW SWITCH
10. 1 1/4" CI SCREW 90°

UNDERGROUND BY OTHERS

RISER DETAIL

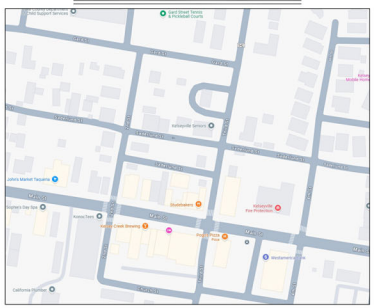
SCALE: N.T.S.

GENERAL NOTES

1. SYSTEM DESIGNED FOR:
   - ORDINARY HAZARD, GROUP I - KITCHEN, STORAGE
   - LIGHT HAZARD - ALL OTHER AREAS

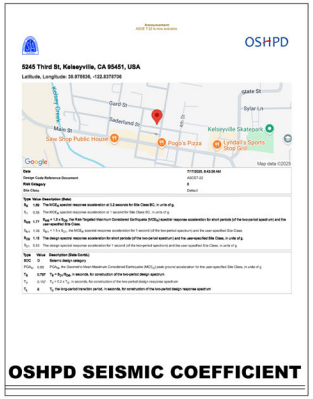
1. SPRINKLER SYSTEMS TO BE DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH N.F.P.A. 13 - 2022 EDITION.
2. ALL SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI OVER THE SYSTEM PRESSURE, WHICHEVER IS GREATER, FOR 2 HOURS.
3. USING 25-PERCENT DESIGN AREA REDUCTION FOR QUICK-RESPONSE SPRINKLERS AND 30-PERCENT INCREASE FOR SLOPED CEILINGS, SYSTEMS TO BE HYDRAULICALLY CALCULATED TO DELIVER:
   - 0.10 GPM / SQ.FT. OVER 1462.5 SQ.FT. - LIGHT HAZARD
   - 0.15 GPM / SQ.FT. OVER 1462.5 SQ.FT. - ORDINARY HAZARD, GROUP I
4. SPRINKLER HEADS ARE ½" ORIFICE (K=5.6) AND SPACED AT:
   - 225 SQ.FT. - LIGHT HAZARD
   - 130 SQ.FT. - ORDINARY HAZARD, GROUP I
5. ALL HANGERS TO BE INSTALLED PER N.F.P.A. 13 - 2022 EDITION
6. ALL ARM-OVERS EXCEEDING 24" ARE TO BE PROVIDED WITH A HANGER.
7. FLOW INFORMATION AS FOLLOWS:
   - STATIC - 80 PSI
   - RESIDUAL - 72 PSI
   - FLOW - 599 GPM
   - FLOW HYDRANT: 5057 THIRD STREET
   - RESIDUAL HYDRANT - 4015 MAIN STREET
   - TEST PERFORMED BY TOTORICA PLUMBING INC. ON 7-7-2025
8. ALL PIPE LENGTHS TO BE:
   * CUT LENGTH FOR THREADED PIPE.
   * CENTER OF OUTLET TO END OF PIPE FOR GROOVED PIPE.
9. ALL PIPING TO BE SWAY BRACED PER N.F.P.A. 13 - 2022 EDITION.
10. ALL MATERIALS AND EQUIPMENT TO BE 'UL' LISTED OR 'FM' APPROVED.
11. ALL BRANCH LINES TO BE:
    * 1" THRU 2" THREADED PIPE: DYNA-THREAD, ASTM A53 OR A135, BLACK.
    * 1 1/2" THRU 4" GROOVED PIPE: SCH. 10, ASTM A53 OR A795, BLACK.
    * FITTINGS: CAST IRON CLASS 125, ANSI B16.4.
12. ALL MAINS TO BE:
    * 1 1/2" THRU 4" GROOVED PIPE: SCH. 10, ASTM A53 OR A795, BLACK.
    * 6" AND LARGER GROOVED PIPE: SCHEDULE 10, ASTM A53 OR A135, BLACK.
    * FITTINGS: GROOVED AND WELDED BRANCH OUTLETS.
13. ALL GROOVED COUPLINGS TO BE:
    * GRINNELL #577 (RIGID) & #705 (FLEXIBLE).
14. SPRINKLER DEFLECTORS:
    * MAXIMUM DISTANCE OF 6" BELOW BOTTOM OF INSULATION - MAX 22" BELOW ROOF DECK (OBSTRUCTED).
15. CONSTRUCTION:
    * COMBUSTIBLE - OBSTRUCTED.
16. NOTIFICATION WILL BE PROVIDED BY AN EXTERIOR ALARM BELL - CAN BE PART OF FIRE ALARM SYSTEM.
17. ALL ORDINARY TEMPERATURE SPRINKLERS WILL BE RELOCATED AT LEAST 12" FROM ANY EDGE OF AN HVAC DIFFUSER
18. ONLY NEW LISTED SPRINKLERS WILL BE EMPLOYED IN THE INSTALLATION OF THE SYSTEM.

LOCATION OF WORK

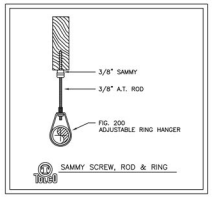


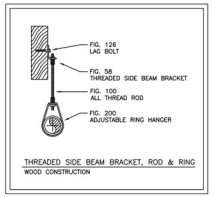
VICINITY MAP

SCALE: N.T.S.



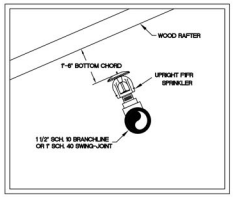
OSHPD SEISMIC COEFFICIENT





HANGER DETAILS

SCALE: N.T.S.



UPRIGHT DETAIL

SCALE: N.T.S.

SEISMIC BRACING CALCULATIONS - 2 1/2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

BRACE INFORMATION

Length of brace:	7'-0" max.
Diameter of brace:	1"
Type of brace:	LATERAL
Angle of brace:	45-59
Least radius of gyration:	.421
L/R vlaue:	200
Maximum Horizontal Load:	1,310 lbs.

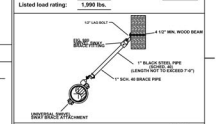
Fastener Information

Orientation of connecting surface:	"E"
Fastener:	
Type:	LAG BOLT
Diameter:	1/2"
Length (in wood):	4 1/2"
Maximum load:	400 lbs.

BRACE INFORMATION

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 1,990 lbs.



Brace Identification No. (to be used on plans): "A"
☒ Lateral brace ☐ Longitudinal brace

SPRINKLER SYSTEM LOAD CALCULATIONS

Diameter	Type	Total Length (ft.)	Weight per ft.	Total Weight
2 1/2"	SCHEDULE 10	20'	5.895 lbs/ft.	117.90 lbs.
2"	SCHEDULE 10	20'	4.22 lbs/ft.	168.80 lbs.
1"	DYNATHREAD	40'	1.75 lbs/ft.	70.00 lbs.
			Total weight of water-filled pipe	356.70 lbs.
			$F_{Pv0.15}$	53.51 lbs.
			F_{Vp}	410.21 lbs.
	C_p=0.81		TOTAL LOAD - F_{PW}	332.27 lbs.

Note: Calculations base upon a maximum lateral brace spacing to be 20-0" FOR ALL 2 1/1" MAINS

SEISMIC BRACING CALCULATIONS - 2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

BRACE INFORMATION

Length of brace:	7'-0" max.
Diameter of brace:	1"
Type of brace:	LATERAL
Angle of brace:	45-59
Least radius of gyration:	.421
L/R vlaue:	200
Maximum Horizontal Load:	1,310 lbs.

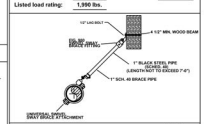
Fastener Information

Orientation of connecting surface:	"E"
Fastener:	
Type:	LAG BOLT
Diameter:	1/2"
Length (in wood):	4 1/2"
Maximum load:	400 lbs.

BRACE INFORMATION

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 1,990 lbs.



Brace Identification No. (to be used on plans): "B"
☒ Lateral brace ☐ Longitudinal brace

SPRINKLER SYSTEM LOAD CALCULATIONS

Diameter	Type	Total Length (ft.)	Weight per ft.	Total Weight
2"	SCHEDULE 10	25'	4.22 lbs/ft.	105.50 lbs.
1 1/4"	DYNATHREAD	20'	2.54 lbs/ft.	50.80 lbs.
1"	DYNATHREAD	50'	1.75 lbs/ft.	87.50 lbs.
			Total weight of water-filled pipe	243.80 lbs.
			$F_{Pv0.15}$	36.57 lbs.
			F_{Vp}	280.37 lbs.
	C_p=0.81		TOTAL LOAD - F_{PW}	227.10 lbs.

Note: Calculations base upon a maximum lateral brace spacing to be 25-0" FOR ALL 2" MAINS

SEISMIC BRACING CALCULATIONS - 2" MAINS

18434 HARBIN SPRINGS ROAD
MIDDLETOWN, CA 95461

Contractor: TOTORICA PLUMBING, INC.
Address: 4230 Main Street, Kelseyville, CA 95451
Telephone: (707) 279-4020
Fax: (707) 279-0740

BRACE INFORMATION

Length of brace:	7'-0" max.
Diameter of brace:	1"
Type of brace:	Longitudinal
Angle of brace:	45-59
Least radius of gyration:	.421
L/R vlaue:	200
Maximum Horizontal Load:	1,310 lbs.

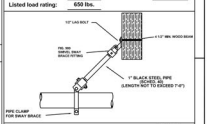
FASTENER INFORMATION

Orientation of connecting surface:	"E"
Fastener:	
Type:	LAG BOLT
Diameter:	1/2"
Length:	4 1/2"
Maximum load:	400 lbs.

BRACE INFORMATION

Structure attachment fitting or tension-only bracing system
Make: TOLCO Model: 980
Listed load rating: 2,790 lbs.

Sway Brace (pipe attachment) fitting:
Make: TOLCO Model: 4L
Listed load rating: 650 lbs.



Brace Identification no. (to be used on plans): "C"
☐ Lateral brace ☒ Longitudinal brace

SPRINKLER SYSTEM LOAD CALCULATIONS

Diameter	Type	Total Length (ft.)	Weight per ft.	Total Weight
2"	SCHEDULE 10	40'	4.22 lbs/ft.	168.80 lbs.
			Total weight of water-filled pipe	168.80 lbs.
			$F_{Pv0.15}$	25.32 lbs.
			F_{Vp}	194.12 lbs.
	C_p=0.81		TOTAL LOAD - F_{PW}	157.24 lbs.

Note: Calculations base upon a maximum longitudinal brace spacing to be 40'-0" FOR ALL 2" MAINS

REVISIONS

NO	DATE	DESCRIPTION	BY

SPRINKLER LEGEND

SYMBOL	MAKE	SIN	MODEL	RESPONSE	FINISH	DESCRIPTION	ORIF.	K	TEMP.	QTY.
	REliable					PENDENT				
	REliable					SIDEWALL				
	REliable					CONCEALED				
	REliable					EXPOSED				
	REliable					SIDEWALL				
	REliable					CONCEALED				
	REliable					EXPOSED				
	REliable					SIDEWALL				

TOTAL THIS SUBMITTAL

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KELSEYVILLE SENIOR EVENT CENTER
5245 Third Street
Kelseyville, CA 95451

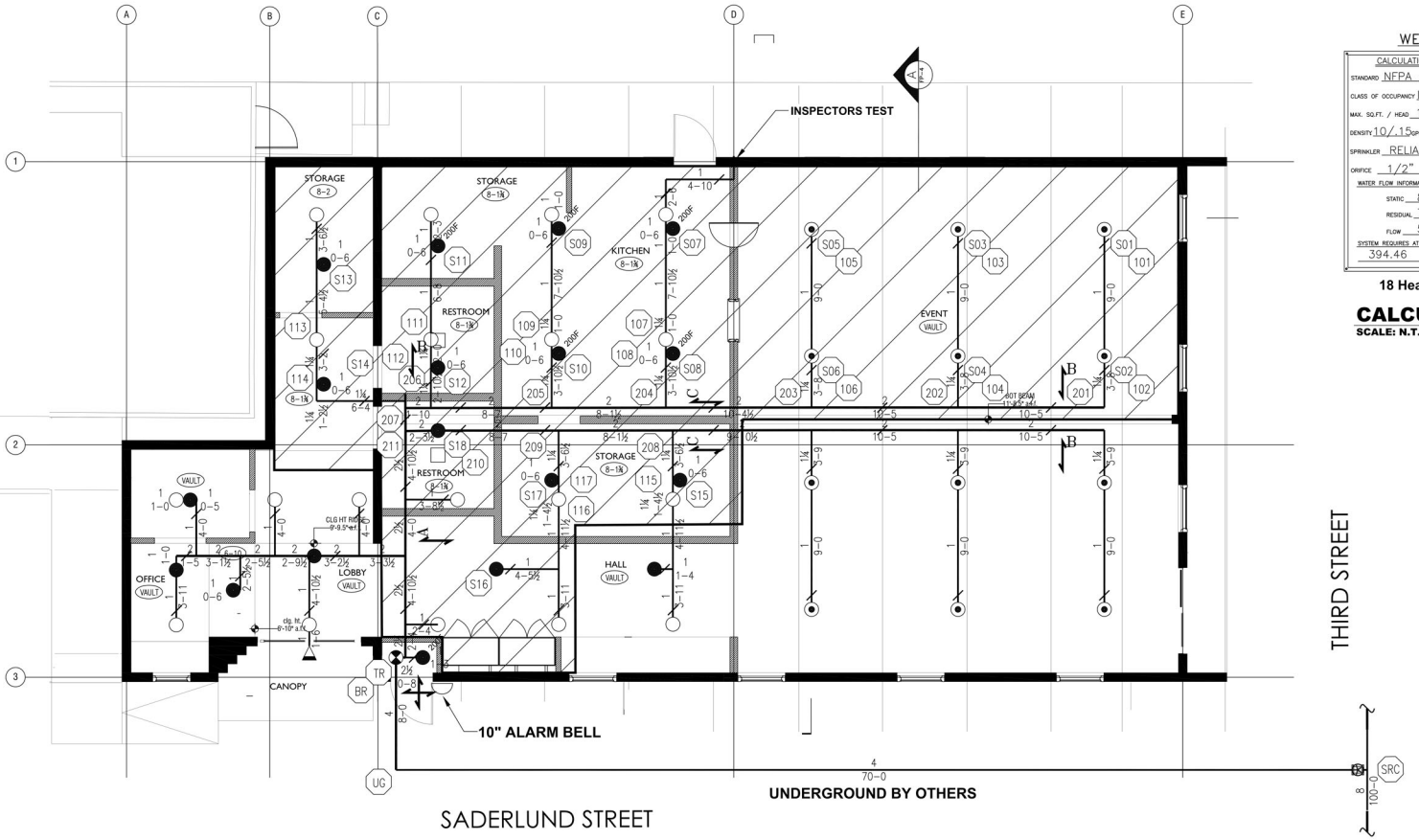
GENERAL NOTES

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-0740

DRAWN BY: J. HOBERG
DATE: 7/17/2025
PROJECT NO. -

Scale 1/4" = 1'-0"

SHEET NO: FP-1



PIPING PLAN

SCALE: 1/4" = 1'-0"

WET SYSTEM

CALCULATION DESIGN CRITERIA:

STANDARD NFPA #13 & LOCAL AUTH.

CLASS OF OCCUPANCY LIGHT/ORD. GRP I

MAX. SQ.FT. / HEAD 130/225

DENSITY 10/.15 GPM/ SQ.FT. FOR 1514 SQ.FT.

SPRINKLER RELIABLE MODEL F1FR

ORIFICE 1/2" K= 5.6

WATER FLOW INFORMATION

STATIC 80 PSI

RESIDUAL 72 PSI

FLOW 599 GPM

SYSTEM REQUIRES AT BASE OF BACKFLOW

394.46 GPM AT 60.556 PSI

18 Heads Flowing

CALCULATIONS

SCALE: N.T.S.

SPRINKLER LEGEND

SYMBOL	MAKE	SIN	MODEL	RESPONSE	FINISH	DESCRIPTION	ORIF.	K	TEMP.	QTY.
	RELIABLE	VERIFY	F1FR	QUICK	CHROME	RECESSED PENDENT	1/2"	5.6	155° F	4
	RELIABLE	VERIFY	F1FR	QUICK	CHROME	SIDEWALL HORIZONTAL	1/2"	5.6	155° F	4
	RELIABLE	VERIFY	F1FR	QUICK	BRASS	UPRIGHT	1/2"	5.6	155° F	15
	RELIABLE	VERIFY	F1FR	QUICK	BRASS	UPRIGHT	1/2"	5.6	155° F	1
	RELIABLE	VERIFY	F1FR	QUICK	CHROME	SIDEWALL HORIZONTAL	1/2"	5.6	155° F	4
4						TOTAL THIS SUBMITTAL				28

REVISIONS

NO	DATE	DESCRIPTION	BY

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KELSEYVILLE SENIOR EVENT CENTER
5245 Third Street
Kelseyville, CA 95451

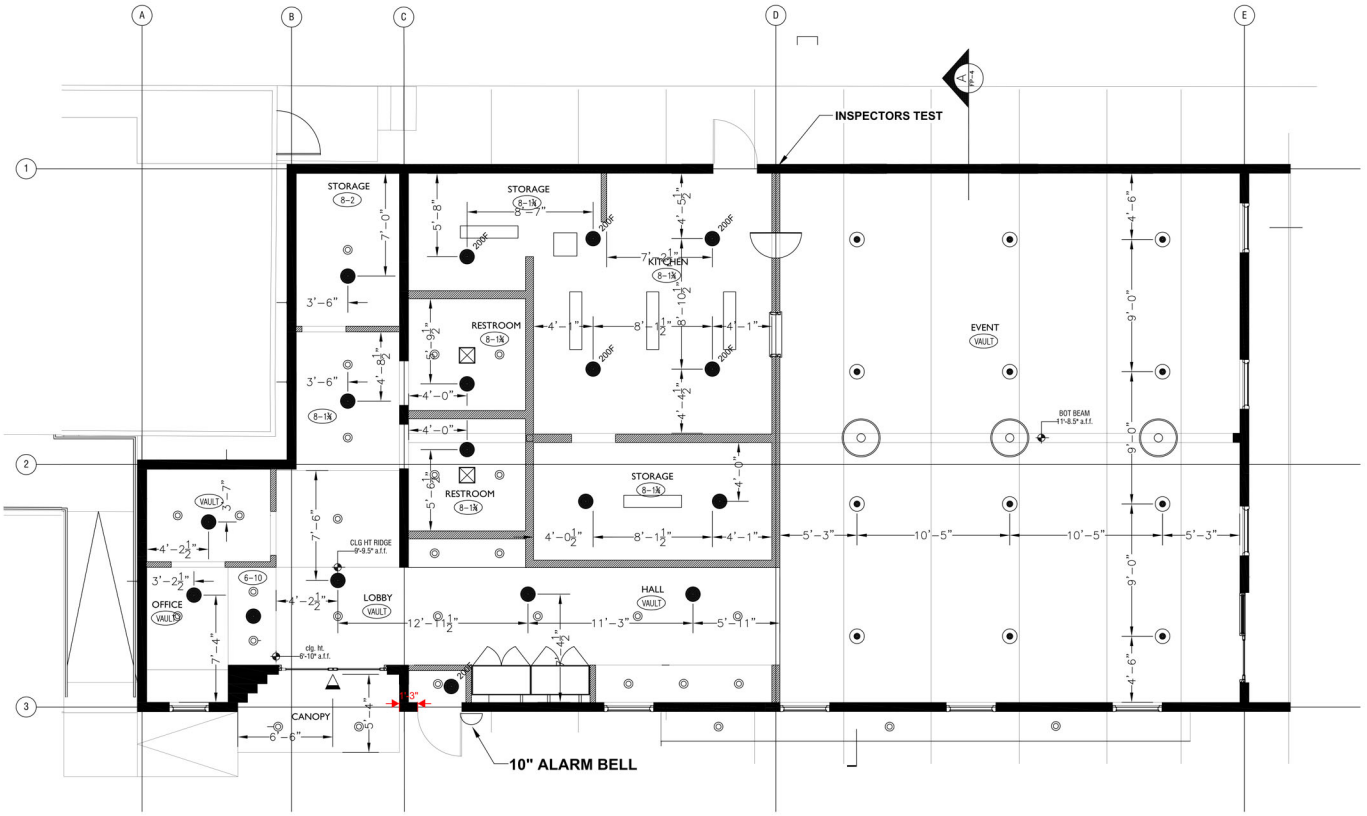
PIPING PLAN

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4030 FAX (707) 279-0740

DRAWN BY: J. HOBERG
DATE: 7/17/2025
PROJECT NO. -

Scale 1/4" = 1'-0"

SHEET NO: FP-2



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

SYMBOL	MAKE	SIN	MODEL	RESPONSE	FINISH	DESCRIPTION	ORIF.	K	TEMP.	QTY.
	REVIEW									
	REVIEW									
	REVIEW									
	REVIEW									
	REVIEW									

NO	DATE	DESCRIPTION	BY

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Kelseyville, CA 95451

TOTAL THIS SUBMITTAL

REFLECTED CEILING PLAN

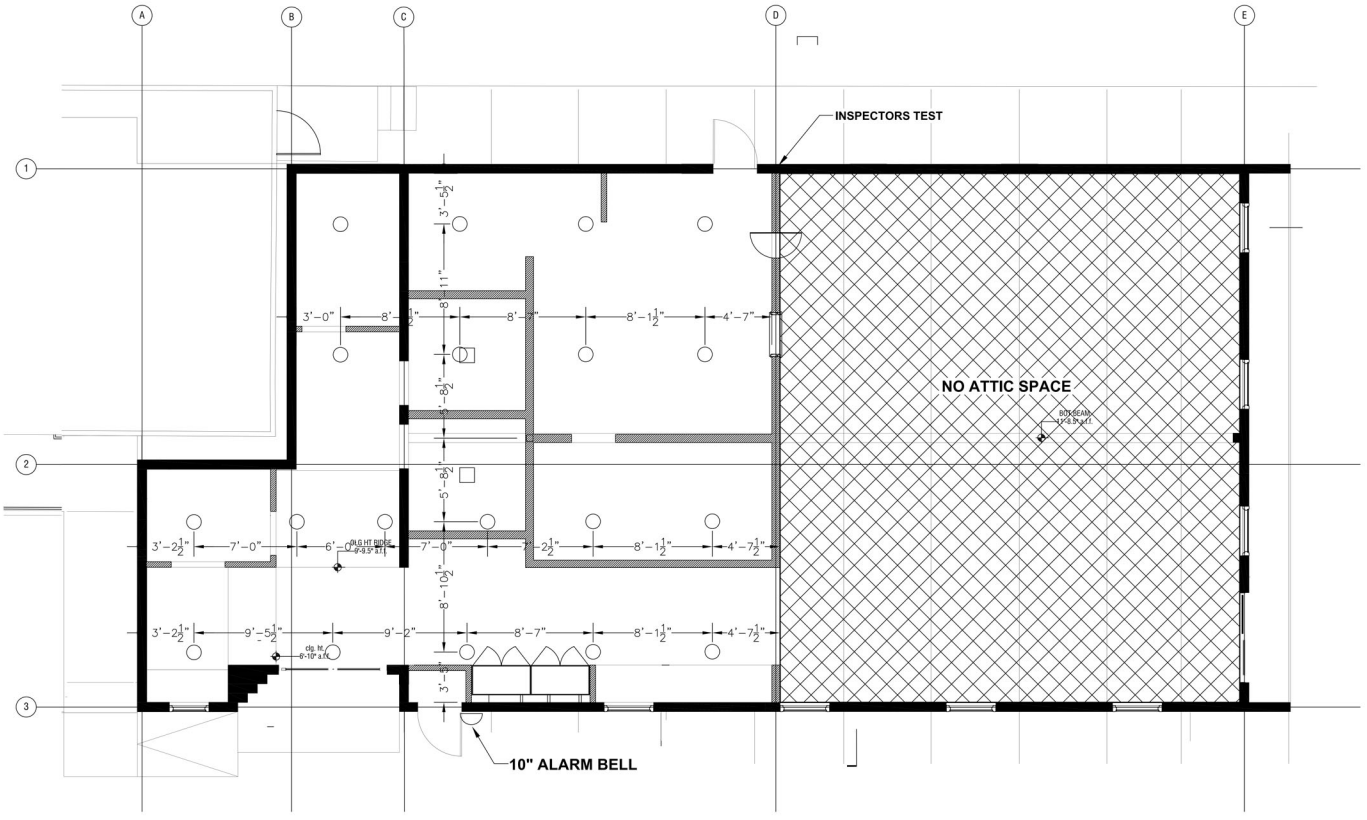
TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-0740

TOTORICA PLUMBING INCORPORATED ESTABLISHED 1961 LICENSE # 402481 C-16 C-36 DESIGN BUILD

DRAWN BY:	J. HOBERG
DATE:	7/17/2025
PROJECT NO.	-

Scale 1/4" = 1'-0"

SHEET NO: **FP-3**



THIRD STREET

SADERLUND STREET

UNDERGROUND BY OTHERS

ATTIC SPRINKLERS

SCALE: 1/4" = 1'-0"

SPRINKLER LEGEND

SYMBOL	MAKE	SIN	MODEL	RESPONSE	FINISH	DESCRIPTION	ORIF.	K	TEMP.	QTY.
	RELIANCE	VERIFY	VERIFY	QUICK	CHROME	RECESSED PENDENT	1/2"	5.6	155° F	4
	RELIANCE	VERIFY	F1FR	QUICK	CHROME	CLOSE AND DRIFT	1/2"	5.6	155° F	4
	RELIANCE	VERIFY	F1FR	QUICK	BRASS	UPRIGHT	1/2"	5.6	155° F	15
	RELIANCE	VERIFY	F1FR	QUICK	BRASS	UPRIGHT	1/2"	5.6	286° F	16
	RELIANCE	VERIFY	F1FR	QUICK	CHROME	HORIZONTAL SIDEWALL	1/2"	5.6	155° F	4

TOTAL THIS SUBMITTAL: 36

REVISIONS

NO	DATE	DESCRIPTION	BY

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KELSEYVILLE SENIOR EVENT CENTER
5245 Third Street
Kelseyville, CA 95451

ATTIC SPRINKLERS

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-0740

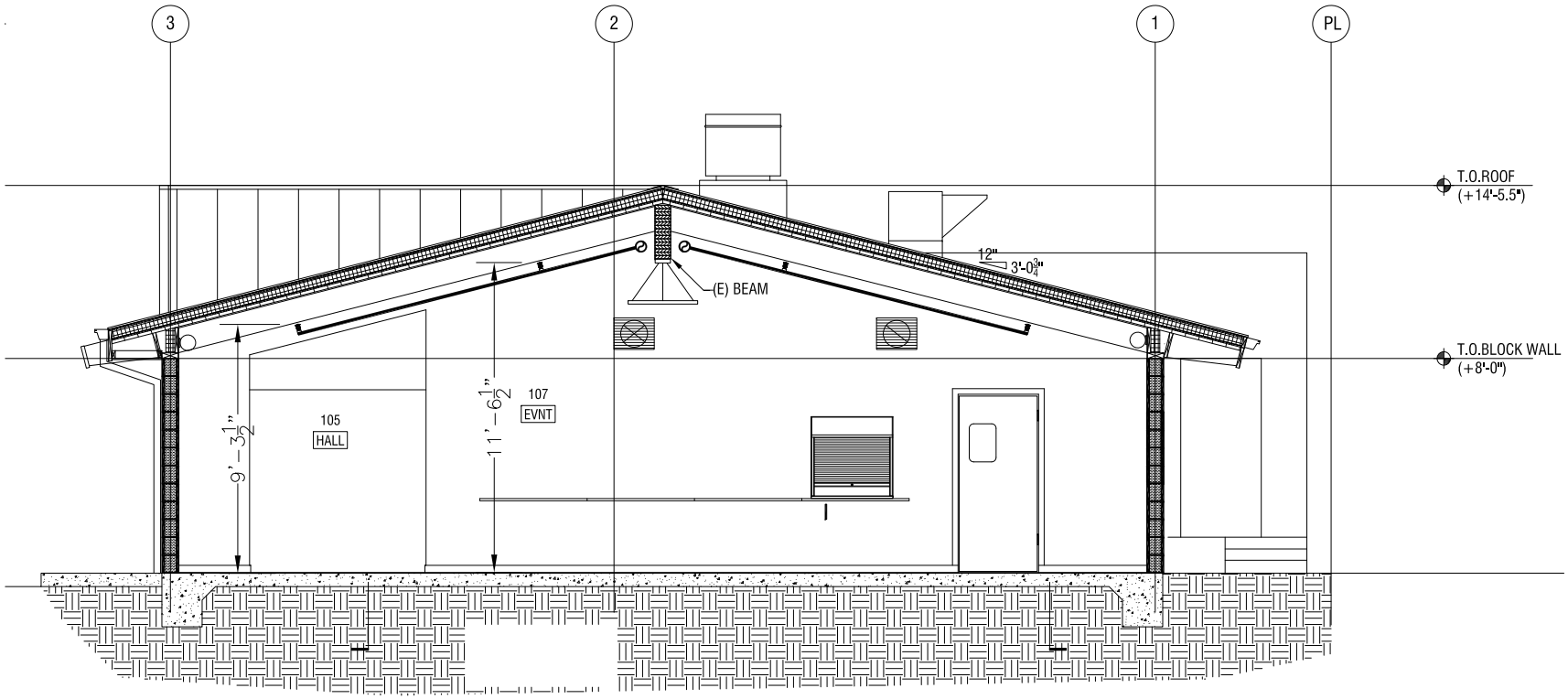
TOTORICA PLUMBING INCORPORATED FRANK TOTORICA C-36 LICENSE # 402481 C-16 ESTABLISHED 1961 PLUMBING DESIGN

DRAWN BY:	J. HOBERG
DATE:	7/17/2025
PROJECT NO.	-

Scale 1/4" = 1'-0"

N W E S

SHEET NO: **FP-4**



SECTION A

SCALE: 1/2" = 1'-0"

SPRINKLER LEGEND

SYMBOL	MAKE	SIN	MODEL	RESPONSE	TRIM	DESCRIPTION	ORIF.	K	TEMP.	QTY.

TOTAL THIS SUBMITTAL

REVISIONS

NO	DATE	DESCRIPTION	BY

KELSEYVILLE SENIOR EVENT CENTER
5245 Third Street
Kelseyville, CA 95451

SECTION

TOTORICA PLUMBING, INC.
4230 MAIN STREET
KELSEYVILLE, CA 95451
PHONE (707) 279-4020 FAX (707) 279-4740

TOTORICA PLUMBING INCORPORATED FRANK TOTORICA C-36 LICENSE # 402480 C-16 1961 ESTABLISHED BUILD DESIGN

DRAWN BY:	J. HOBERG
DATE:	7/17/2025
PROJECT NO.	-

Scale 1/2" = 1'-0"

N W E S

SHEET NO: FP-5

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 1 of 15)

Project Name: Kelseyville Senior Event Center | **Date Prepared:** 2025-06-02

A. General Information

1	Project Name	Kelseyville Senior Event Center			
2	Run Title	Title 24 Analysis			
3	Project Location	5245 Third Street			
4	City	Kelseyville	5	Standards Version	Compliance 2022
6	Zip code	95451	7	Compliance Software (version)	EnergyPro 9.4
8	Climate Zone	2	9	Building Orientation (deg)	101
10	Building Type(s)	• Nonresidential	11	Weather File	UKIAH_STYP20.epw
12	Project Scope	• Existing addition and alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	2602	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	2602	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 2 of 15)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively		
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).		
	MultiFam	Not Included		☒ Not Included			
Mechanical (See Table H)	Nonres	Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required	
	MultiFam	Not Included		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required	
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required	
	MultiFam	Not Included		☒ Not Included	**Building Components Complying with Mandatory Measures**		
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)		
	MultiFam	Not Included		☒ Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required	
			Battery (see Table F)	☐ Performance	Commissioning 120.8	NRCC-CXR-E is required	
				☒ Not Included	Solar and Battery 110.10	NRCC-SAB-E is required	

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 3 of 15)

C1. COMPLIANCE SUMMARY

COMPLIES[1]	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)
Standard Design	164.23	n/a	n/a
Proposed Design	150	n/a	n/a
Compliance Margins	**14.23**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

Information for Installers

§10-103(b)1.B: Compliance Information. At occupancy, builder/installers shall leave in the building, or with the owner, copies of the completed, signed, and submitted compliance documents for the building. For nonresidential buildings, high-rise residential buildings and hotels and motels, such information shall include copies of all Certificate of Compliance, Certificate of Installation, Certificate of Acceptance and Certificate of Verification documentation submitted. These documents shall be in paper or electronic format and shall conform to the applicable requirements of Section 10-103(a).

§10-103(b)2: Operating Information. At occupancy, builder/installers shall leave in the building, or with the owner, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. For buildings or tenant spaces that are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building. This operating information shall be in paper or electronic format.

§10-103(b)3: Maintenance Information. At occupancy, builder/installers shall leave in the building, or with the owner, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. For buildings or tenant spaces that are not individually owned and operated, or are centrally operated, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building. This operating information shall be in paper or electronic format.

Installation and Acceptance forms can be downloaded from appropriate links here: https://energycodeace.com/nonresidentialforms

Please note that this report only states *some* of the more significant compliance requirements and criteria. It does not purport to state how those requirements can be met, nor what equipment to install. More detailed construction requirements can be found on indicated Installation (NRCI) and Acceptance (NRCA) forms. There are generally many installation options available; although most equipment must be California Certified. In addition, "acceptance" criteria must be understood prior to installation. For this reason, we recommend that affected contractors employ a California Certified Acceptance Test Technician for consultation prior to, during, and after installation. Those technicians are searchable from links here: https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 4 of 15)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]			
Energy Component	**Standard Design (TDV)**	**Proposed Design (TDV)**	**Compliance Margin (TDV)[1]**
Space Heating	33.98	35.33	-1.35
Space Cooling	40.09	39.59	0.5
Indoor Fans	54.64	49.43	5.21
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	3.65	3.65	0
Indoor Lighting	31.87	22	9.87
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**164.23**	**150**	**14.23 (8.7%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**164.23**	**150**	**14.23 (8.7%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 5 of 15)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	17.08	17.08	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**181.31**	**167.08**	**14.23 (7.8%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 6 of 15)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	---	---	31.3	32.5	-1.2
Space Cooling	2.2	2.1	0.1	---	---	---
Indoor Fans	4.8	4.3	0.5	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	0.3	0.3	0	---	---	---
Indoor Lighting	3.3	2.3	1	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**10.6**	**9**	**1.6**	**31.3**	**32.5**	**-1.2**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**10.6**	**9**	**1.6**	**31.3**	**32.5**	**-1.2**
Receptacle	1.8	1.8	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**12.4**	**10.8**	**1.6**	**31.3**	**32.5**	**-1.2**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 7 of 15)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	28.29	26.65	1.64	5.8
NET EUI[1]	28.29	26.65	1.64	5.8

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The aged solar reflectance and aged thermal emittance must be listed in the Cool Roof Rating Council database of certified products. For projects where initial reflectance is used, the initial reflectance must be listed, and the aged reflectance is calculated by the software program and used in the compliance model.
• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.
• The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
• The proposed building includes space(s) that are modeled with unknown HVAC system(s). Verify that the spaces modeled with unknown HVAC system(s) are either part of core and shell analysis which will be permitted for mechanical compliance in the future, or the spaces have an existing HVAC system not modeled for compliance, or the compliance scope does not include mechanical.

E4. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Ductless HVAC systems are considered "single zone" by CBECC-Com. Therefore, only a single occupancy type can be modeled for the existing building, and for the addition. For lighting, the "Complete Building" allowed LPD for Assembly buildings is 0.65 watts per sqft. CBECC-Com cannot use Complete Building occupancies, however. Both Restroom and small Office occupancies have that Area Category allowance of 0.65 watts per sqft, so those are the occupancies modeled here. Similarly, the proposed HVAC system is divided, and apportioned, to the Existing and Addition zones.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 8 of 15)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	683	0	0
East-Facing[2]	403.2	65.48	16.24
South-Facing[3]	770.5	100.54	13.05
West-Facing[4]	403	0	0
Total	**2259.7**	**166.02**	**7.35**
Roof	2602	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW).

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06
Assembly Name	**Roof Pitch**	**Roof Rise (x in 12)**	**Aged Solar Reflectance**	**Thermal Emittance**	**SRI**
Metal o/T&G + R-20 Rigid30	SteepSlope	N/A	0.35	0.83	N/A
Metal + R-20 Rigid o/Atti33	SteepSlope	N/A	0.35	0.83	N/A
MetalRoof Wd.Truss w/R-2052	SteepSlope	N/A	0.35	0.83	N/A

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	**Air Barrier**
Com-Avg,Ceiling	Air barrier - not verified

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 9 of 15)

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	**Construction Type**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**		**Units**	**Value**	**Description of Assembly Layers**	**Status[1]**
					Interior	**Exterior**				
(E) Slab On Grade8	Underground Floor	2,177	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	E
8 in.CMU w/1.5 in.BlownIn10	Exterior Wall	299.2	N/A	0	N/A	N/A	U-factor	0.5879	Concrete Sandwich Panel - 80% Ins. Layer - Steel in Ins. - Ins. 1 1/2 in.	A
R-19 Wood Framed Wall17	Exterior Wall	218	Wood	19	N/A	N/A	U-factor	0.068	Slate or tile - 1/2 in. Vapor permeable felt - 1/8 in. OSB - Oriented Strand Board - 1/2 in. Composite-1 Gypsum Board - 1/2 in.	A
CMU Wall19	Exterior Wall	964	N/A	0	N/A	N/A	U-factor	0.579	Concrete - Solid Grout - 115 lb/ft3 - 8 in.	E
Metal o/T&G + R-20 Rigid30	Roof	1,194	Wood	20	N/A	N/A	U-factor	0.0431	Metal Standing Seam - 1/16 in. Fiberboard sheathing - 1/2 in. Plywood - 1/2 in. Softwood - 1.5 in. Composite-2	A
Metal + R-20 Rigid o/Atti33	Roof	983	Wood	20	N/A	N/A	U-factor	0.0407	Metal Standing Seam - 1/16 in. Fiberboard sheathing - 1/2 in. Plywood - 1/2 in. Softwood - 1.5 in. Composite-3 Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	A
Interior CMU Wall36	Interior Wall	383	N/A	0	N/A	N/A	U-factor	0.447	Concrete - Solid Grout - 115 lb/ft3 - 8 in.	A

[1] Status: N - New, A - Altered, E - Existing

Documentation Author:
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KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST, KELSEYVILLE CA 95451

APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Project No.: 53125

Sheet No.: T24.1

Date: 6-2-2025

Envelope & Lighting Title 24

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 10 of 15)

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
Slab On Grade39	Underground Floor	425	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N
SpecThermal HI-R 115 pcf41	Exterior Wall	659.5	N/A	0	N/A	N/A	U-factor	0.122	Concrete Sandwich Panel - 100% Ins. Layer - No Steel in Ins. - Ins. 1 1/2 in.	N
New R-19 Wall46	Exterior Wall	119	Wood	19	N/A	N/A	U-factor	0.068	Slate or tile - 1/2 in. Vapor permeable felt - 1/8 in. OSB - Oriented Strand Board - 1/2 in. Composite-4 Gypsum Board - 1/2 in.	N
MetalRoof Wd.Truss w/R-2052	Roof	425	Wood	20	N/A	N/A	U-factor	0.0492	Metal Standing Seam - 1/16 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Composite-5 Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	N

[1] *Status: N - New, A - Altered, E - Existing*

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status[1]
Insulated Metal Door28	20	0.5	A

[1] *Status: N - New, A - Altered, E - Existing*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 11 of 15)

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Metal Tint Door	Vertical fenestration Glazed door Metal	Default 110.6	Manufactured	21	0.77	0.59	0.53	A
Andersen Rated Window	Vertical fenestration Fixed window N/A	NFRC	Manufactured	11.12	0.34	0.22	0.35	A
New Kawneer Unrated	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Manufactured	62.66	0.55	0.57	0.77	N
Repl.Kawneer Unrated	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Manufactured	22.24	0.55	0.57	0.77	A
Dual Low-E Door	Vertical fenestration Glazed door Metal	Default 110.6	Manufactured	49	0.77	0.59	0.53	N

[1] *Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*

[2] *Status: N - New, A - Altered, E - Existing*

G8. OVERHANG DETAILS

01	02	03	04	05	06	07
Fenestration Tag/ ID	Azimuth	Depth (ft)	Height from Top of Sill to Overhang (ft)	Right Extent (ft)	Left Extent (ft)	Flap Height
Door 811	0	2.83	8.6	3	3	N/A
Door 144	90	2.5	8	4	4	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 12 of 15)

G9. FIN DETAILS

01	02		03	
Fenestration Tag/ ID	Left Fin		Right Fin	
	Depth (ft)	Distance Left from Window (ft)	Depth (ft)	Distance Right from Window (ft)
Door 811	2.83	1.3		
Door 144	2.5	2.8	2.5	0.83

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Office (250 square feet)	425	90	0	0	0
Restroom	2177	915	0	0	0
Building Totals:	**2602**	**1005**	**0**	**0**	**0**

[1] *See Table 140.6-C*

[2] *See NRCC-LTI- E for unconditioned spaces*

[3] *Lighting information for existing spaces modeled is not included in this table*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 13 of 15)

K2. INDOOR CONDITIONED LIGHTING SCHEDULE

Luminaire Schedule (Includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Installed Watts (Conditioned)			
		Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts
L1	Halo 9w Integrated LED Downlight	9	According to	20	180
L2	5000L Integrated LED Surface	54	According to	5	270
L3	25w Dedicated LED Ring	25	According to	3	75
L4	40w Max. UL E12 Base	40	According to	12	480

[1] *If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
NA	NA

Area Level Controls (Includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
Restrooms	Restroom	Required	Exempt	Required	NA	NA
Hallways	Corridor	Required	Exempt	Required	NA	NA
Office	Office (250 square feet)	Required	Exempt	Required	NA	NA
Remainder	All Other Space Types	Required	Exempt	Required	NA	NA

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 14 of 15)

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E

Nonresidential Performance Compliance Method — (Page 15 of 15)

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Steve K. Means, CEA	Documentation Author Signature: Steve K. Means
Company: EasyTitle24	Signature Date: 6/2/2025
Address: 654 Oakland Avenue	CEA/HERS Certification Identification (If applicable): NR19-90-30004
City/State/Zip: Oakland, CA 94611	Phone: (925) 671-4789

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Clark Thenhaus	Responsible Designer Signature:	
Company: Endemic Architecture		
Address: 2424 Blanding Ave., Suite 205	Date Signed:	
City/State/Zip: Alameda, CA 94501	License #: C-38874	
Phone: (303) 548-7806	Title: Architect	Scope: Envelope
Responsible Designer Name: Clark Thenhaus	Responsible Designer Signature:	
Company: Endemic Architecture		
Address: 2424 Blanding Ave., Suite 205	Date Signed:	
City/State/Zip: Alameda, CA 94501	License #: C-38874	
Phone: (303) 548-7806	Title: Architect	Scope: Lighting

Documentation Author:
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KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST, KELSEYVILLE CA 95451

APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Date: 6-2-2025

Project No.: 53125

Sheet No.: T24.2

Envelope & Lighting Title 24

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.			
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 1 of 13)**
Project Address:	5245 Third Street	**Date Prepared:**	6/2/2025

A. GENERAL INFORMATION

01	Project Location (city)	Kelseyville	04	Total Conditioned Floor Area	2602
02	Climate Zone	2	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

• Office • All Other Occupancies

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01		02		03	
Air System(s)		Wet System Components		Dry System Components	
☒	Heating Air System	☐	Water Economizer	☐	Air Economizer
☒	Cooling Air System	☐	Pumps	☐	Electric Resistance Heat
Mechanical Controls		☐	System Piping	☒	Fan Systems
☒	Mechanical Controls (existing to remain, altered or new)	☐	Cooling Towers	☐	Ductwork (existing to remain, altered or new)
		☐	Chillers	☒	Ventilation
		☐	Boilers	☐	Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 2 of 13)**
		Date Prepared:	6/2/2025

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND		AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)												COMPLIES			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
5 Ton MultiSplit 3 Heads	1	Single zone	New/ Addition		☐
5 Ton MultiSplit 1 Head	1	Single zone	New/ Addition		☐
ERV DOAS	1	Single zone	New/ Addition		☐

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 3 of 13)**
		Date Prepared:	6/2/2025

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]			Cooling Output[2,3]		Load Calculations[3,4]	
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
5 Ton MultiSplit 3 Heads	Unitary Heat Pumps	Air-cooled, split (3 phase)	Yes	83.98	51	0	33.69	35.8	55.85	71.1
5 Ton MultiSplit 1 Head	Unitary Heat Pumps	Air-cooled, split (3 phase)	Yes	14.82	9	0	6.13	6.3	11.74	11.91
ERV DOAS	Furnace/ Unit Heater	Warm-air central furnace, gas-fired	Yes	0	0	0	0	0	126.1	50.12

[1]FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.
[2]It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.
[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.
[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
5 Ton MultiSplit 3 Heads	<65,000		HSPF2	7.5	7.5	SEER2	14.3	14.3

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 4 of 13)**
		Date Prepared:	6/2/2025

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
5 Ton MultiSplit 1 Head	<65,000		HSPF2	7.5	7.5	SEER2	14.3	14.3
ERV DOAS	<65,000					SEER2	13.4	14

G. PUMPS

This section does not apply to this project.

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 5 of 13)**
		Date Prepared:	6/2/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	5 Ton MultiSplit 3 Heads	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,295	Site Elevation	1,347	Economizer	NA: Special OA filtration

01	02	03	04	05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance		Design		
						Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method	Motor Nameplate Horsepower	Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		300		Manufacturer provided		0.4
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		180				
			Hydronic/DX cooling coil or heat pump coil	100		180				
Supply Fan Base Allowance (kW)			Exhuast/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1	Fan System Electrical Output (kW)	0.4

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 6 of 13)**
		Date Prepared:	6/2/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	5 Ton MultiSplit 1 Head	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	330	Site Elevation	1,347	Economizer	NA: <=33 kBtu/h cooling

01	02	03	04	05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance		Design		
						Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method	Motor Nameplate Horsepower	Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		77		Manufacturer provided		0.1
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		46				
			Hydronic/DX cooling coil or heat pump coil	100		46				
Supply Fan Base Allowance (kW)			Exhuast/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1	Fan System Electrical Output (kW)	0.1

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 7 of 13)**
		Date Prepared:	6/2/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	ERV DOAS	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,300	Site Elevation	1,347	Economizer	NA: <=33 kBtu/h cooling

01	02	03	04	05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance		Design		
						Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method	Motor Nameplate Horsepower	Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		302		Manufacturer provided		0.6
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		181				
			Electric heat	100		60				
			100% outdoor air system	100		91				
			Energy Recovery 0.50 <= ERR > 0.55	100		181				
RF	Return	1	Exhaust System Base Allowance	100		242		Manufacturer provided		0.6
			Energy Recovery 0.50 <= ERR > 0.55	100		181				
Supply Fan Base Allowance (kW)			Exhuast/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1.24	Fan System Electrical Output (kW)	1.2

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35
[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.
[3] Fan system allowance includes fan system base allowance.
[4] Filter pressure loss can only be counted once per fan system.
[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
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H. FAN SYSTEMS & AIR ECONOMIZERS

[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11
Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
5 Ton MultiSplit 3 Heads	Altered Fan System	
5 Ton MultiSplit 1 Head	Altered Fan System	

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
5 Ton MultiSplit 3 Heads	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	NA: Healthcare only	NA: Alteration	NA: Auto-closing doors
5 Ton MultiSplit 1 Head	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	NA: Healthcare only	NA: Alteration	NA: Auto-closing doors

STATE OF CALIFORNIA

Mechanical Systems

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 9 of 13)**
		Date Prepared:	6/2/2025

I. SYSTEM CONTROLS

[1]FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24refnolink/]160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04		05		06		07
System Name	5 Ton MultiSplit 3 Heads	System Design OA CFM Airflow[1]	1088	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]
						Provided

08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Altered Building	Conference/ meeting	2177	2		1088.5	140	160	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				1088	18	Ventilation for this System Complies?		Yes

Documentation Author:
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KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST. KELSEYVILLE CA 95451

APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Date: 6-2-2025

Project No.: 53125

Sheet No.: T24.3

Mechanical Title 24

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Kelseyville Senior Event Center Addition/Remodel	Report Page:	(Page 10 of 13)
	Date Prepared:	6/2/2025

J. VENTILATION AND INDOOR AIR QUALITY

04		05			06			07
System Name	5 Ton MultiSplit 1 Head	System Design OA CFM Airflow[4]		64	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)2[1] Provided

08	09	10	11	12	13	14	15	16
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[4] 160.2(c)5O 160.2(c)5E 160.2(c)5D
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	
Addition	Office space	425			63.8	0	0	DCV: NA: Not required per §120.1(d)3 Occ Sensor: NA: Not required space type
17	Total System Required Min OA CFM				64	18	Ventilation for this System Complies?	Yes

[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system

[2] Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.

[4] See Standards Tables 120.1-A and 120.1-B.

[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.

[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS
This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Kelseyville Senior Event Center Addition/Remodel	Report Page:	(Page 11 of 13)
	Date Prepared:	6/2/2025

L. DISTRIBUTION (DUCTWORK and PIPING)
This section does not apply to this project.

M. COOLING TOWERS
This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	3 Heatpump Heads 4.25 Tons Total; 0.75 Ton Heatpump Console;
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes". If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	3 Heatpump Heads 4.25 Tons Total; 0.75 Ton Heatpump Console;

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Kelseyville Senior Event Center Addition/Remodel	Report Page:	(Page 12 of 13)
	Date Prepared:	6/2/2025

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION
This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location: M-Sheets

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: Kelseyville Senior Event Center Addition/Remodel	Report Page:	(Page 13 of 13)
Project Address: 5245 Third Street	Date Prepared:	6/2/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Steve K. Means, CEA	Documentation Author Signature: Steve K. Means
Company: EasyTitle24	Signature Date: 2025-06-02
Address: 654 Oakland Avenue	CEA/ HERS Certification Identification (if applicable): NR19-90-30004
City/State/Zip: Oakland CA 94611	Phone: (925) 671-4789

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Clark Theinhaus	Responsible Designer Signature:
Company: Endemic Architecture	Date Signed: 2025-06-02
Address: 2424 Blanding Ave., Suite 205	License: C-38874
City/State/Zip: Alameda CA 94501	Phone: (303) 548-7806

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KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST, KELSEYVILLE CA 95451

APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Date: 6-2-2025

Project No.: 53125

Sheet No.: T24.4

Mechanical Title 24

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.			
Project Name: Kelseyville Senior Event Center Addition/Remodel		**Report Page:**	**(Page 1 of 6)**
Project Address:	5245 Third Street	**Date Prepared:**	7/21/2025

A. GENERAL INFORMATION

01	Project Location (city)	Kelseyville	02	Climate Zone	2
03	Occupancy Types Within Project (select all that apply):				

• Office • All Other Occupancies

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140./ 170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03		
My project consists of (check all that apply):	System Type[1,2]	System Components		
☒ New system (DHW system being installed for the first time)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution	☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution	☐ Controls

[1]*FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*
[2] *Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.*
[3] *DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies*

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name: Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	**(Page 2 of 6)**
	Date Prepared:	7/21/2025

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

	03	04		05		06		
System Name	Rheem ELD120-D	Exception to 140.5(c)/ 170.2(d)3		☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %		
07	08	09	10	11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
Rheem ELD120-D	Commercial Electric Storage Water Heater	119	41,297	FHR >=75	0.92	2.11	UEF		

[1]*FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.*

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☐	☒	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

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H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity {d:gte/] 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
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I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name: Kelseyville Senior Event Center Addition/Remodel		**Report Page:**	**(Page 6 of 6)**
Project Address:	5245 Third Street	**Date Prepared:**	7/21/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Steve K. Means, CEA	Documentation Author Signature: Steve K. Means
Company: EasyTitle24	Signature Date: 2025-07-21
Address: 654 Oakland Avenue	CEA/ HERS Certification Identification (if applicable): NR19-90-30004
City/State/Zip: Oakland CA 94611	Phone: (925) 671-4789

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST Steve K. Means R22-90-40010 & NR19-90-30004

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Clark Thenhaus	Responsible Designer Signature:	
Company:	Endemic Architecture	Date Signed:	2025-07-21
Address:	2424 Blanding Ave., Suite 205	License:	C-38874
City/State/Zip:	Alameda CA 94501	Phone:	(303) 548-7806

Documentation Author:
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654 Oakland Avenue, Oakland, CA 94611

KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST. KELSEYVILLE CA 95451

APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Date: 7-21-2025

Project No.: 53125

Sheet No.: T24.5

Water Heating Title 24

STATE OF CALIFORNIA
Process Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PRC-E
This form is used to document any process systems that are within the scope of the permit application and are demonstrating compliance with mandatory requirements in 120.6/ 160.7 or prescriptive requirements in 140.9. This compliance document is used for newly constructed, addition and alteration projects.			
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	(Page 1 of 6)
Project Address:	5245 Third Street	**Date Prepared:**	6/2/2025

A. GENERAL INFORMATION

01	Project Location (city)	Kelseyville	04	Total Conditioned Floor Area	2602
02	Climate Zone	2	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

● Office ● All Other Occupancies

B. PROJECT SCOPE

This table includes process systems that are within the scope of the permit application and are demonstrating compliance with mandatory requirements in 120.6 / 160.7 or prescriptive requirements in 140.9.

My project consists of: (check all that apply):

01		02	
☐	Refrigerated Spaces <3,000 ft² Total (no Title 24, Pt6 requirements)	☐	Escalator & Moving Walkway Speed Controls (mandatory 120.6(g))
☐	Refrigerated Spaces >=3,000 ft² Total (mandatory 120.6(a))	☐	Computer Rooms (mandatory 120.6(j)) and prescriptive 140.9(a))[1]
☐	Food /Beverage Stores >8,000 ft² cfa (mandatory 120.6(b))	☒	Commercial Kitchen Ventilation/Exhaust (prescriptive 140.9(b))[1]
☐	Enclosed Parking Garage Exhaust >=10,000 cfm (mandatory 120.6(c))	☐	Laboratory Exhaust/Factory Exhaust & Fume Hood (prescriptive 140.9(c))[1]
☐	Newly Installed Process Boilers (mandatory 120.6(d))	☐	Pool/Spa (mandatory 110.4 / 160.7)
☐	Compressed Air Systems Combined HP >= 25 (mandatory 120.6(e))	☐	Controlled Environment Horticulture (mandatory 120.6(h))
☐	Elevator Lighting & Ventilation Controls (mandatory 120.6(f) / 160.7)	☐	New Steam Traps (mandatory 120.6(i))

[1] FOOTNOTES: These building features can comply using the performance method. If using the performance method for these features, compliance should be demonstrated on the NRCC-PRF-E.

STATE OF CALIFORNIA
Process Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PRC-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	(Page 2 of 6)
		Date Prepared:	6/2/2025

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through R. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Refrigerated Warehouse / Space 120.6(a) (See Table F)	Commercial Refrigeration 120.6(b) (See Table G)	Parking Garage Exhaust 120.6(c) (See Table H)	Process Boilers 120.6(d) (See Table I)	Compressed Air Systems 120.6(e) (See Table J)	Elevators 120.6(f) / 160.7 (See Table K)	Escalators & Moving Walkways 120.6(g) (See Table L)	Computer Rooms 140.9(a) (See Table M)	Commercial Kitchens 140.9(b) (See Table N)	Laboratory/ Factory Exhaust 140.9(c) (See Table O)	Controlled Environment Horticulture 120.6(h) (See Table P)	Steam Traps 120.6(i) (See Table Q)	Multifamily Pool/Spa 160.7 (See Table R)	**Compliance Results**
								Yes					COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. REFRIGERATED WAREHOUSES/SPACES

This section does not apply to this project.

G. COMMERCIAL REFRIGERATION

This section does not apply to this project.

H. ENCLOSED PARKING GARAGE EXHAUST

This section does not apply to this project.

STATE OF CALIFORNIA
Process Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PRC-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	(Page 3 of 6)
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I. PROCESS BOILER

This section does not apply to this project.

J. COMPRESSED AIR SYSTEMS

This section does not apply to this project.

K. ELEVATOR LIGHTING AND VENTILATION

This section does not apply to this project.

L. ESCALATORS AND MOVING WALKWAYS SPEED CONTROLS

This section does not apply to this project.

M. COMPUTER ROOM SYSTEM SUMMARY

This section does not apply to this project.

N. COMMERCIAL KITCHEN EXHAUST AND VENTILATION

This table contains all new and replacement hoods being installed within the scope of the permit application. Table N is used to demonstrate compliance with prescriptive requirements found in 140.9(b).

Kitchen Ventilation 140.9(b)2

01	☐	Existing kitchen hoods not being replaced as part of an addition or alteration (do not need to meet requirements)
	Requirements	
02		Replacement Air to Hood Compliance Method 140.9(b)1A
		Providing replacement air directly to the hood(s) that does not exceed 10% of the hood(s) exhaust rate
03		Mechanically cooled or heated makeup air delivered to any space with a kitchen hood is designed per 140.9(b)2A to not exceed the greater of:
		The supply flow required to meet the space heating and cooling load
04		Location that is supplying transfer air:

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N. COMMERCIAL KITCHEN EXHAUST AND VENTILATION

05	The kitchen/ dining facility has a total Type I and Type II kitchen hood exhaust airflow > 5000 cfm and is designed to have one of the following per 140.9(b)2B:
	NA: Not a kitchen/ dining facility having a total Type I and Type II kitchen hood exhaust airflow rate > 5,000 cfm

Kitchen Exhaust: Airflow Rate 140.9(b)1B

01	02	03	04	05	06	07	08
	Kitchen Name or Item Tag	Kitchen	Compliance Method per 140.9(b)1B			NA: Kitchen/ dining facility has a total Type I and Type II kitchen hood exhaust airflow rate <= 5,000 cfm	
Name or Item Tag	Hood Type[1]	Hood Style	Hood Length (ft)	Equipment Duty	Design Hood Exhaust Rate CFM	Max Hood Exhaust Rate Allowed CFM	
54	Type I	Wall-mounted Canopy	10	Medium Duty	2016	2100	

[1] FOOTNOTES: Type II hoods do not have a max hood exhaust air rate per 140.9(b)1B

O. LABORATORY AND FACTORY EXHAUST AND FUME HOODS

This section does not apply to this project.

P. CONTROLLED ENVIRONMENT HORTICULTURE

This section does not apply to this project.

Q. STEAM TRAPS IN INDUSTRIAL FACILITIES

This section does not apply to this project.

R. Pool & SPAs

This section does not apply to this project.

STATE OF CALIFORNIA
Process Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PRC-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	(Page 5 of 6)
		Date Prepared:	6/2/2025

S. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-PRC-01-E - Covered Process

T. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-PRC-02-F Kitchen Exhaust	54;

STATE OF CALIFORNIA
Process Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PRC-E
Project Name:	Kelseyville Senior Event Center Addition/Remodel	**Report Page:**	(Page 6 of 6)
Project Address:	5245 Third Street	**Date Prepared:**	6/2/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Steve K. Means, CEA	Documentation Author Signature:	Steve K. Means
Company:	EasyTitle24	Signature Date:	2025-06-02
Address:	654 Oakland Avenue	CEA/ HERS Certification Identification (if applicable):	NR19-90-30004
City/State/Zip:	Oakland CA 94611	Phone:	(925) 671-4789

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Clark Thorshaus	Responsible Designer Signature:	
Company:	Endemic Architecture	Date Signed:	2025-06-02
Address:	2424 Blanding Ave., Suite 205	License:	C-38874
City/State/Zip:	Alameda CA 94501	Phone:	(303) 548-7806

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654 Oakland Avenue, Oakland, CA 94611

KELSEYVILLE

SENIOR EVENT CENTER

5245 THIRD ST, KELSEYVILLE CA 95451
APN: 024-083-06

California Building Energy Efficiency Certificates of Compliance

Filed on the Plans pursuant to California Code of Regulations, Title 24, Part 1, Article 1, Section 10-103(a)2.A.

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CZ 2

Date: 6-2-2025

Project No.: 53125

Sheet No.: T24.6

Kitchen Exhaust Title 24

GLUE-LAMINATED LUMBER

1. ALL GLULAM MATERIALS SHALL CONFORM TO ANSI/AITC A190.1 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APA TRADEMARK. PLACE STAMPS ON SURFACES THAT WILL NOT BE EXPOSED TO VIEW IN THE COMPLETED STRUCTURE

2. ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR AND WESTERN LARCH COMBINATION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:

   F_b = 2400 PSI POSITIVE BENDING
   = 1850 PSI NEGATIVE BENDING

   $F_{c\perp}$ = 650 PSI TENSION FACE
   = 650 PSI COMPRESSION FACE

   F_v = 265 PSI SHEAR PARALLEL TO GRAIN
   E = $1.8x10^6$ PSI MODULUS OF ELASTICITY

3. PROVIDE CAMBER AS NOTED IN THE DRAWINGS.

4. CUT TO LENGTH WITH GAPS NOT TO EXCEED 1/8". DRILL HOLES 1/16" MAX OVER BOLT DIAMETER SIZE. NOTCHES TO HAVE 1/2" RADIUS AT INSIDE CORNERS.

5. FASTENERS IN GLULAM BEAMS SHALL BE LOCATED ON THE SIDE OF THE MEMBER AND AT LEAST 4 LAMINATION FROM THE TOP AND BOTTOM OF THE BEAM.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH AISC 360 (LATEST EDITION).

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

PLATES UNO.	A36 GR36
ANGLES, CHANNEL,	A36
HSS SQUARE & RECT. SECTIONS	A500, GRADE C Fy=50ksi
BOLTS	F-3125, A325 UNO
BOLTS IN CONCRETE/MASONRY	A307
ANCHOR RODS	F1554, GR36 UNO
THREADED RODS	A36

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

4. BOLT HOLES IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED UNO.

5. PAINTING OF STRUCTURAL STEEL SHALL COMPLY WITH THE REQUIREMENTS OF AISC 360.

6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS.

7. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION, SECTION J2.2b.

8. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNO.

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED AND STAMPED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS: (UNO)

THICKNESS	GRADE	MOISTURE*
3" NOM. AND SMALLER	GRADE NO. 2	19%
4 x OR LARGER BEAMS	GRADE NO. 1 UNO	19%
4 x 4 AND 3 x 6 POSTS	GRADE NO. 2 UNO	19%
4 x 6 AND LARGER POSTS	GRADE NO. 1 UNO	19%
STUDS (2x4 AND 2x6)	GRADE NO. 2	19%
WALL PLATES	GRADE NO. 2	6%

* MOISTURE CONTENT AT TIME OF INSTALLATION/FRAMING/ASSEMBLY.

2. UNO ALL STRUCTURAL SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I WITH EXTERIOR GLUE STAMPED BY AN APPROVED TESTING & GRADING AGENCY CONFORMING TO THE DOC PS 1 OR PS 2 OR APA PRP 210.

3. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.

4. ALL NAILINGS SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND REGULATIONS.

5. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND BOLTED TO CONCRETE OR MASONRY WITH 5/8"ø GALVANIZED ANCHOR BOLTS W/ 7" MIN CONCRETE OR MASONRY EMBED AT 4'-0" OC (MAX) BEGINNING AT 12" OC MAX, 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PIECE OF PLATE.

6. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHER. 3"x3"x1/4" PLATE WASHERS ARE REQUIRED AT SHEAR WALLS.

7. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.10.2 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.

8. RETIGHTEN BOLTS BEFORE CLOSING-IN.

9. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. REVIEW/APPROVAL OF ITEMS NOT SPECIFICALLY NOTED ON PLAN WILL BE BILLED TO SUBSTITUTING CONTRACTOR AT HEWITT CONSULTING GROUP'S CURRENT HOURLY RATES. "EQUAL" SUBSTITUTION REQUESTS SHALL BE SUBMITTED FOR HEWITT CONSULTING GROUP'S REVIEW PRIOR TO BID.

10. LUMBER DECKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.9 OF THE CODE.

11. FASTENERS (INCLUDING NUTS, WASHERS, NAILS, SCREWS, BOLTS) IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS, OTHER THAN NAILS, WOOD SCREWS & LAG SCREWS CAN HAVE MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHT PER ASTM B695 CLASS 55 MIN. AT EXTERIOR CONDITIONS IN PRESERVATIVE-TREATED WOOD USE ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL UNLESS AN ALTERNATE IS SUBMITTED AND APPROVED BY THE ENGINEER. PLAIN CARBON STEEL FASTENERS MAY BE USED IN INTERIOR, (NOT EXTERIOR WALLS) DRY CONDITIONS IF SBX/DOT OR ZINC BORATE PRESERVATIVE-TREATED WOOD IS USED.

12. WATER-BORNE PRESERVATIVE TREATED LUMBER AND SHEATHING TREATED PER AWPA UI IS REQUIRED:

   - WOOD JOISTS LESS THAN 18" FROM EXPOSED EARTH
   - WOOD GIRDERS LESS THAN 12" FROM EXPOSED EARTH
   - WOOD FRAMING AND SHEATHING IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH.
   - WOOD FRAMING AND FURRING STRIPS IN DIRECT CONTACT WITH THE INTERIOR OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE.
   - SLEEPERS AND SILLS ON CONCRETE SLABS ON GRADE.
   - WOOD COLUMNS SITTING ON CONCRETE SLAB ON GRADE UNLESS ON A CONCRETE PIER OR METAL PEDESTALS AT LEAST 1" TALL.

METAL PLATED CONNECTED WOOD TRUSSES

1. ALL PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES INDICATED ON THE DRAWINGS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE SECTION 2303.4, THE TRUSS PLATE INSTITUTE "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1)", AND THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)".

2. MANUFACTURER SHALL PROVIDE DESIGN DRAWINGS AND CALCULATIONS SEALED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL BY THE ARCHITECT, ENGINEER OF RECORD, AND BUILDING DEPARTMENT. THE MANUFACTURER SHALL ALSO PROVIDE SUBMITTAL DRAWINGS INDICATING TRUSS LAYOUT, PROFILES, DETAILS AND TRUSS TO TRUSS CONNECTIONS FOR REVIEW PRIOR TO FABRICATION.

3. THE LOADS, PROFILES, SPANS AND BEARING CONDITIONS SHALL BE AS INDICATED IN THE STRUCTURAL DRAWINGS.

4. MEMBERS SHALL BE DELIVERED TO THE JOB SITE IN BUNDLES AND STORED IN AN UPRIGHT POSITION NOT IN CONTACT WITH THE GROUND.

5. ANY DAMAGE OR DISTORTION OF TRUSSES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE SUPPLIER. FIELD REPORT OR MODIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPPLIER AND THE ENGINEER.

6. THE ERECTOR SHALL ANCHOR AND BRACE TRUSS AS REQUIRED. THE ERECTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING AS REQUIRED FOR THE TOP FLANGES UNTIL ROOF DIAPHRAGMS ARE INSTALLED.

7. DESIGN LOADS:
   ROOF DEAD LOAD = 14 PSF
   ROOF LIVE LOAD = 20 PSF

   - LINE LOADS AND POINT LOADS FOR NON-TYPICAL CONDITIONS ARE NOTED ON PLANS.
   - BOTTOM CHORDS SHALL BE DESIGNED FOR 5 PSF CEILING LOAD TYPICAL.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CBC AND WITH PROVISIONS OF ACI 318 AND ACI 301.

2. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND PERFORMANCE REQUIREMENTS ARE SHOWN IN THE TABLE BELOW. THE INTENT IS TO PRODUCE A FINISHED CONCRETE PRODUCT MEETING THE WORKABILITY, DURABILITY, SERVICEABILITY, STRENGTH AND FINISH REQUIREMENTS REQUIRED BY THE PROJECT DESIGN. ADMIXTURES, CURING METHODS, JOINT LAYOUT, SEQUENCING, PLACING TECHNIQUES AND OTHER FACTORS CAN HAVE A LARGE EFFECT ON THE FINAL PRODUCT. CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW BY ENGINEER. CONTRACTOR TO SCHEDULE A MEETING WITH CONCRETE SUPPLIER, ENGINEER, AND CONCRETE SUBCONTRACTOR TO REVIEW AND DISCUSS THESE ISSUES AT THE START OF CONSTRUCTION.

MEMBER	STRENGTH (PSI)	MAX DENSITY (PCF)	MAX W/CM RATIO	MAX SHRINKAGE % AT 28 DAYS	MAX AGGREGATE SIZE (in)	EXPOSURE CATEGORY MODIFICATION FROM TYPICAL
FOOTINGS & SLAB ON GRADE	3,000	150	0.45	0.050	1	–
CURBS, PADS AND OTHER NON-STRUCTURAL CONCRETE	2,500	150	0.55	0.060	3/4	–

3. CONCRETE MIXES SHALL BE DESIGNED BY THE CONCRETE SUPPLIER FOR THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH ACI 301 AND ACI 214R. UNLESS APPROVED BY THE ENGINEER OTHERWISE, PROPORTION CONCRETE MIXES PER ARTICLE 4.2.3 OF ACI 301. STRENGTH TEST RECORDS SHALL NOT BE MORE THAN 24 MONTHS OLD. SUBMIT MIXES AND SUPPORTING INFORMATION TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

4. MIX DESIGNS SHALL MEET THE CRITERIA OF F0, S0, W0 AND C1 PER CHAPTER 19 OF ACI 318 UNLESS MORE STRINGENT CRITERIA ARE NOTED ABOVE.

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II UNLESS NOTED OTHERWISE OR REQUIRED OTHERWISE BY THE EXPOSURE CATEGORY.

6. CONCRETE, OTHER THAN HIGH-EARLY STRENGTH, SHALL BE MAINTAINED AT 50°F MINIMUM AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, 3 DAYS MINIMUM FOR HIGH-EARLY STRENGTH CONCRETE.

7. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C-33.

8. CONCRETE SHRINKAGE SHALL BE DETERMINED PER ASTM C157.

9. MIXING AND DELIVERY SHALL CONFORM TO ASTM C94.

10. PLACEMENT SHALL CONFORM TO ACI 318 UNO.

11. MIXING WATER SHALL CONFORM TO ASTM C1602 BUT SHALL NOT CONTAIN DELETERIOUS AMOUNTS OF CHLORIDE ION WHEN USED FOR PRESTRESSED CONCRETE, CONCRETE WITH ALUMINUM OR GALVANIZED STEEL EMBEDS.

12. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE WILL BE PLACED.

13. PROVIDE SLEEVES FOR OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT REINFORCING. CORING CONCRETE IS NOT PERMITTED WITHOUT APPROVAL FROM THE ENGINEER. NOTIFY ENGINEER OF ANY DISCREPANCIES ASSOCIATED WITH OPENINGS SHOWN IN OTHER DRAWINGS.

14. HOT WEATHER AND COLD WEATHER REQUIREMENTS SHALL BE PER ACI 301

15. SUBMIT CONTROL AND CONSTRUCTION JOINT LAYOUT FOR REVIEW BY ARCHITECT AND ENGINEER.

16. CONCRETE SHALL CURE A MINIMUM OF 21 DAYS PRIOR TO INSTALLATION OF EPOXY ANCHORS PER ACI 318.

MASONRY

1. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MEDIUM WEIGHT UNITS. USE OPEN END UNITS UNLESS PARTIAL GROUTING IS SPECIFIED. SAMPLE AND TEST UNITS IN ACCORDANCE WITH ASTM C140. MINIMUM COMPRESSIVE STRENGTH SHALL BE PER THE TABLE FOR THE SPECIFIED F'm.

MINIMUM REQUIRED COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS (psi)	SPECIFIED F'm (psi)
2,800	2,000

2. REINFORCING BARS – SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.

3. MORTAR SHALL BE TYPE M OR S CONFORMING TO ASTM C270, C780 AND C1586. MORTAR MIX DESIGNED BY PROPERTY SPECIFICATION SHALL BE SUBMITTED WITH TEST DATA FOR APPROVAL.

4. COURSE GROUT SHALL CONFORM TO ASTM C476. THE MINIMUM GROUT COMPRESSIVE STRENGTH SHALL BE THE MAXIMUM OF 2,000 psi OR F'm.

5. PROVIDE A MINIMUM OF 1/2" CLEAR BETWEEN MAIN REINFORCING AND MASONRY UNITS IF COARSE GROUT IS USED, 1/4" CLEAR IF FINE GROUT IS USED.

6. CONSTRUCT MASONRY TO MAXIMUM TOLERANCES SPECIFIED IN ACI 530.1. USE RUNNING BOND PATTERN UNO.

7. REINFORCING BARS SHALL HAVE MASONRY COVER NOT LESS THAN THE FOLLOWING:

   MASONRY FACE EXPOSED TO EARTH OR WEATHER:

   #5 AND SMALLER .... 1 1/4"
   #6 AND LARGER .... 2"
   ALL OTHER CONDITIONS ...... 1 1/2"

8. FURNISH AND INSTALL MASONRY MATERIALS IN CONFORMANCE WITH TMS 602 AND TMS 402.

9. IF GROUT PLACEMENT IS STOPPED FOR ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING GROUT A MINIMUM OF 1 1/2" BELOW TOP OF BLOCK.

10. SUBMIT WRITTEN PROCEDURE FOR GROUTING AND FOR HOW MASONRY STRENGTH WILL BE VERIFIED TO THE ENGINEER FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.

FOUNDATION

1. FOUNDATION DESIGN BASED ON SOILS REPORT PREPARED BY MID PACIFIC ENGINEERING, INC. REPORT NO. 07195-01, DATED DECEMBER 3, 2024.

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION:

   ALLOWABLE BEARING PRESSURE = 2,000 PSF*

   PASSIVE EARTH PRESSURES = 250 PCF (EFP)**

   COEFFICIENT OF FRICTION = 0.30**

   * VALUES MAY BE INCREASED BY 1/3 FOR WIND OR SEISMIC LOAD CASES.
   ** PASSIVE PRESSURE AND FRICTION MAY BE COMBINED WITH A REDUCTION OF THE FRICTION COMPONENT BY 50%.

   FOOTINGS SHALL BEAR ON FIRM SOILS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT GRADE SHALL BE 12". MINIMUM WIDTH OF FOOTING SHALL BE 18".

3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.

4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.

6. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER.

7. ALL ABANDONED FOOTINGS, UTILITIES, ETC SHALL BE REMOVED, UNO.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE ACI 318, ACI 301, ACI 315 AND ASTM A615, GRADE 60 UNO.

2. BARS SHALL BE CLEAN OF MUD, OIL, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

3. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNO.

4. WHERE WELDING OF REINFORCING IS APPROVED BY THE ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E90XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL", AWS-D1.4 (LATEST REVISION). REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706.

5. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL OR PLASTIC CHAIRS, PRIOR TO PLACING CONCRETE.

6. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.

7. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.

8. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.

9. ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.

10. CONCRETE PROTECTION FOR REINFORCEMENT: THE FOLLOWING MINIMUM CLEAR CONCRETE COVER SHALL BE PROVIDED:

   (i) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED).

	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 THROUGH NO. 18 BAR	2
NO. 5 BAR, W31 OR D31 WIRE & SMALLER	1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
NO. 14 AND NO. 18 BAR	1 1/2
NO. 11 BAR & SMALLER	3/4
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2

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STRUCTURAL NOTES

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

   2022 CALIFORNIA BUILDING CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

   SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.

   SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN. FLOOR AND ROOF FINISHES.

   DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

   PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.

   ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES & ANCHOR BOLTS.

7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT ARE LOCATED IN STRUCTURAL MEMBERS.

9. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.

10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

11. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

12. DESIGN LOADS:

   LIVE LOADS:

   ROOF = 20 PSF REDUCIBLE

13. WIND DESIGN DATA:

RISK CATEGORY	=	III
V_{ULT}	=	99 mph
WIND EXPOSURE	=	C

14. EARTHQUAKE DESIGN DATA:

RISK CATEGORY	=	III
I_e	=	1.0
S_S	=	1.637
S_l	=	0.594
SITE CLASS	=	D
S_{DS}	=	1.091
S_{D1}	=	1.013
SEISMIC DESIGN CATEGORY	=	D
BASIC SEISMIC FORCE RESISTING SYSTEM	=	SPECIAL REINFORCED MASONRY SW
DESIGN BASE SHEAR	=	6.1^K
Cs	=	0.218
R	=	5
ANALYSIS PROCEDURE	=	EQUIVALENT LATERAL FORCE

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Designed By: AH
Drawn By: AH/CN
Checked By: AH
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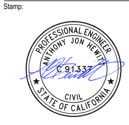

Title:
GENERAL NOTES

S1.0

STRUCTURAL OBSERVATIONS

THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN THE CODE. DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND THE BUILDING OFFICIAL. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

PERIODIC STRUCTURAL OBSERVATIONS WILL BE MADE AT SIGNIFICANT CONSTRUCTION STAGES AS DEFINED BELOW. THE STRUCTURAL OBSERVATION WILL CONSIST OF A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE CODE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL OBSERVER WITH A CONSTRUCTION SCHEDULE SO THAT THE OBSERVATION VISITS CAN BE PLANNED IN ADVANCE.

1. AFTER COMPLETION OF FRAMING AND PRIOR TO LAYING OF ROOF WATERPROOFING MEMBRANE.

WELDING INSPECTIONS

AISC 360 TABLE N5.4-1		
INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
WELDER IDENTIFICATION SYSTEM[1]	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) – JOINT PREPARATION – DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) – CLEANLINESS (CONDITION OF STEEL SURFACES) – TACKING (TACK WELD QUALITY AND LOCATION) – BACKING TYPE AND FIT (IF APPLICABLE)	O	O
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS – DIMENSION (ALIGNMENT, GAPS AT ROOT) – CLEANLINESS (CONDITION OF STEEL SURFACES) – TACKING (TACK WELD QUALITY AND LOCATION)	O	O
CHECK WELDING EQUIPMENT	O	–
[1] THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED, STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.		
AISC TABLE N5.4-2		
INSPECTION TASKS DURING WELDING	QC	QA
USE OF QUALIFIED WELDERS	O	O
CONTROL AND HANDLING OF WELDING CONSUMABLES – PACKAGING – EXPOSURE CONTROL	O	O
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS – WIND SPEED WITHIN LIMITS – PRECIPITATION AND TEMPERATURE	O	O
WPS FOLLOWED – SETTINGS ON WELDING EQUIPMENT – TRAVEL SPEED – SELECTED WELDING MATERIALS – SHIELDING GAS TYPE/FLOW RATE – PREHEAT APPLIED – INTERPASS TEMPERATURE MAINTAINED (MIN/MAX) – PROPER POSITION (F, V, H, OH)	O	O
WELDING TECHNIQUES – INTERPASS AND FINAL CLEANING – EACH PASS WITHIN PROFILE LIMITATIONS – EACH PASS MEETS QUALITY REQUIREMENTS	O	O
AISC TABLE N5.4-3		
INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED	O	O
SIZE, LENGTH AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA – CRACK PROHIBITION – WELD/BASE-METAL FUSION – CRATER CROSS SECTION – WELD PROFILES – WELD SIZE – UNDERCUT – POROSITY	P	P
ARC STRIKES	P	P
K-AREA[1]	P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P
[1] WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 INCHES OF THE WELD.		

MASONRY SPECIAL INSPECTIONS

	INSPECTION TASK	FREQUENCY	REFERENCE FOR CRITERIA		INSPECTOR/AGENCY
		LEVEL 1	TMS 402	TMS 602	
1.	AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				
	a. PROPORTIONS OF SITE-PREPARED MORTAR	NR		ART. 2.1 & 2.6 A & C	
	b. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR		ART. 2.4 B & 2.4 M & N	
	c. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR		ART. 2.4 A, D, E, F, G, H, I, J, K, & L	
	d. PRESTRESSING TECHNIQUE	NR		ART. 3.6 B	
	e. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	NR		ART. 2.1 DC.1	
	f. SAMPLE PANEL CONSTRUCTION	NR		ART. 1.6 D	
2.	PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				
	a. GROUT SPACE	NR		ART. 3.2 D & 3.2 F	
	b. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	SEC. 10.8 & 10.9	ART. 3.6	
	c. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	NR	SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4	
	d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	NR		ART. 2.6 B & 2.4 M.1.b	
3.	VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:				
	a. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR		ART. 1.5	
	b. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONVERSATION	NR		ART. 3.3 B	
	c. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR		ART. 3.3 G	
	d. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	NR	SEC. 1.2.1(e), 6.2.1, & 6.3.1		
	e. TYPE, SIZE, AND LOCATION OF VENEER TIES & MOVEMENT JOINTS	P[d]	SEC. 13.2	ART.3.4 D	
	f. INSATLLATION OF ADHERED VENEER	P[d]	SEC. 13.3	ART. 3.3 D	
	g. WELDING OF REINFORCEMENT	NR	SEC.6.1.7.3		
	h. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40Y (4.4?C)) OR HOT WEATHER (TEMPERATURE ABOVE 90Y (32.2?C))	NR		ART. 1.8 C & D	
	i. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	NR		ART. 3.6 B	
	j. PLACEMENT OF GROUT	NR		ART. 3.5	
	k. PLACEMENT OF PRESTRESSING GROUT FOR BONDED TENDONS	NR		3.6 C	
	l. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	NR		ART. 3.3 B.8 & 3.3 G.1.b	
4.	OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	NR		ART. 1.4 B.2.c.3, B.2.b.3, B.2.c.3, B.3, & B.4	

NOTE: NR: Not Required, P: Periodic, C: Continuous. (b): Required for the first 5000 sq. ft. of AAC masonry. (c): Required after the first 5000 sq. ft. of AAC masonry. (d) Periodic inspection of veneer is required when the height of the veneer exceeds 60 ft above grade plane.

MASONRY MINIMUM VERIFICATION REQUIREMENTS

	MASONRY: MINIMUM VERIFICATION REQUIREMENTS	LEVEL 1	REFERENCE FOR CRITERIA	INSPECTOR/AGENCY
			TMS 602	
1.	PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.	R	ART. 1.5	
2.	PRIOR TO CONSTRUCTION, VERIFICATION OF f'_m AND f'_{AAC}, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.	NR	ART. 1.4 B	
3.	DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE.	NR	ART. 1.5 & 1.6.3	
4.	DURING CONSTRUCTION, VERIFICATION OF f'_m, f'_{mb}, AND f'_{AAC} FOR EVERY 5,000 SQUARE FEET. (465 SQ. M).	NR	ART. 1.4 B	
5.	DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PREBLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.	NR	ART.1.4 B	

NOTE: R: Required, NR: Not Required.

STATEMENT OF SPECIAL INSPECTIONS

IN ACCORDANCE WITH SECTION 1704.3.1 OF THE 2022 CALIFORNIA BUILDING CODE, THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE. THE REQUIRED SPECIAL INSPECTIONS AND TESTS ARE IDENTIFIED IN THE INSPECTION TABLES INCLUDED ON THIS SHEET. THESE TABLES SPECIFY THE TYPE AND EXTENT OF EACH INSPECTION, THE FREQUENCY, AND THE RESPONSIBLE PARTIES. SPECIAL INSPECTIONS SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS OR APPROVED AGENCIES IN ACCORDANCE WITH CBC CHAPTER 17 AND AS ACCEPTED BY THE BUILDING OFFICIAL. THE OWNER AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACKNOWLEDGE THEIR OBLIGATION TO COORDINATE AND ENSURE THAT ALL REQUIRED INSPECTIONS ARE PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE CODES.

SOILS SPECIAL INSPECTIONS

	TYPE	CONTINUOUS	PERIODIC	INSPECTOR/AGENCY
1.	VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X	
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X	

CONCRETE SPECIAL INSPECTIONS

	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	INSPECTOR/AGENCY
1.	INSPECTION REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	–	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1–26.6.3	
2.	INSPECT ANCHORS CAST IN CONCRETE	–	X	ACI 318: 17.8.2	
3.	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
	a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	–	ACI 318: 17.8.2.4	
	b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	–	X	ACI 318: 17.8.2	
4.	VERIFYING USE OF REQUIRED DESIGN MIX	–	X	ACI 318: CH. 19, 26.4.3, 26.4.4	
5.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	–	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	
6.	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	–	ACI 318: 26.5	
7.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	–	X	ACI 318: 26.5.3–26.5.5	
8.	INSPECT PRESTRESSED CONCRETE FOR:				
9.	INSPECT FORM WORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	–	X	ACI 318: 26.11.1.2(b)	

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GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

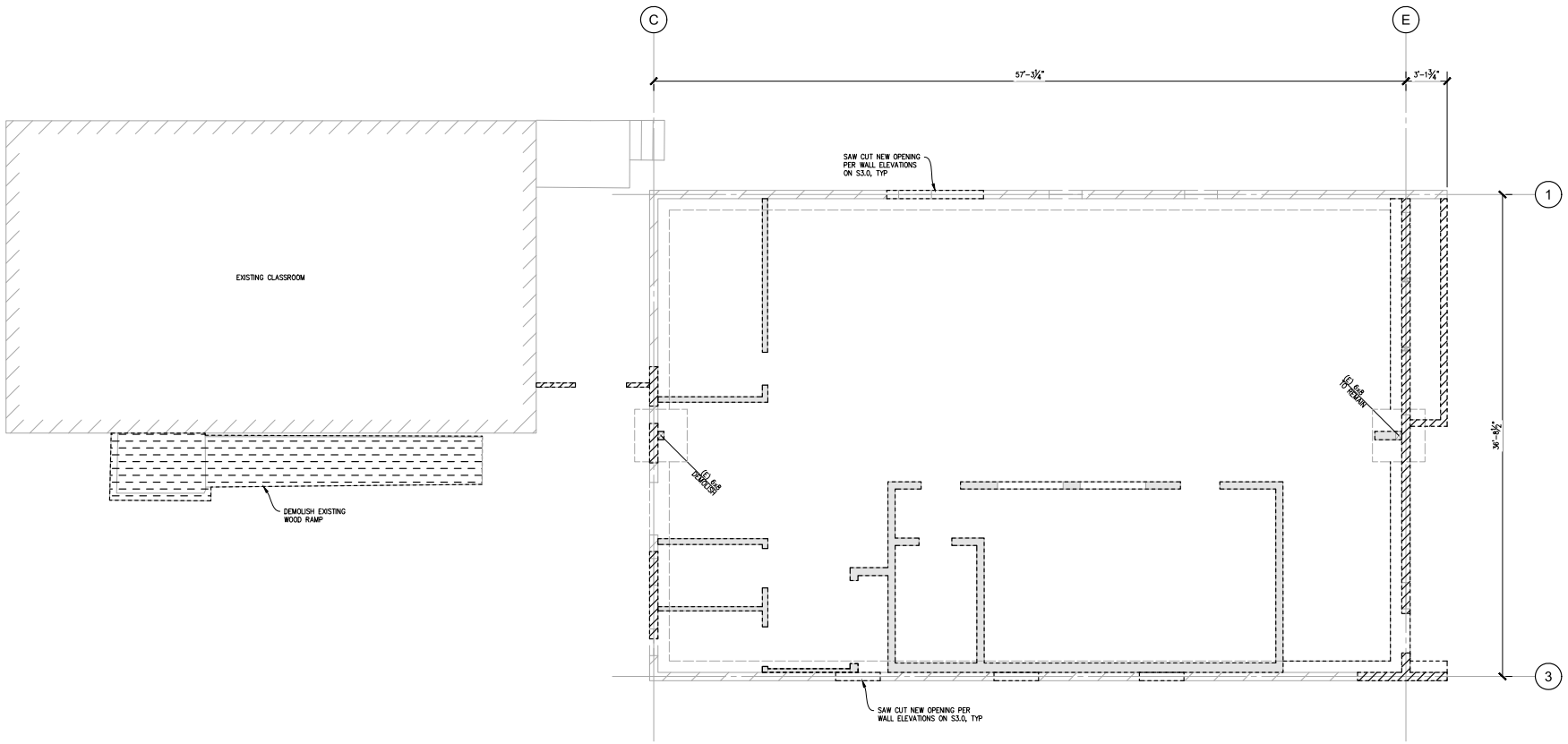
No.	Description	Date
	Permit Submittal	8/15/2025

Stamp:

PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91337
CIVIL
STATE OF CALIFORNIA

Title:
SPECIAL INSPECTIONS & OBSERVATIONS

S1.1



1 FOUNDATION DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

1. INDICATES EXISTING FOOTING
2. INDICATES EXISTING CMU WALL
3. INDICATES EXISTING WOOD POST
4. INDICATES DEMOLISHMENT OF EXISTING CMU WALL
5. INDICATES DEMOLISHMENT OF EXISTING WOOD FRAMED WALL
6. INDICATES DEMOLISHMENT

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
2. REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN DASHED. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW WORK, AND FOR PROTECTION OF ITEMS TO REMAIN.
3. CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.
4. IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
5. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
6. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.
7. REMOVE EXISTING CEILINGS WHERE REFLECTED CEILING PLANS INDICATE NEW CEILINGS.
8. COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
9. REFER TO ARCHITECTURAL DRAWING FOR SCOPE OF ARCHITECTURAL DEMOLITIONS WORK.

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ANTHONY JON HEWITT
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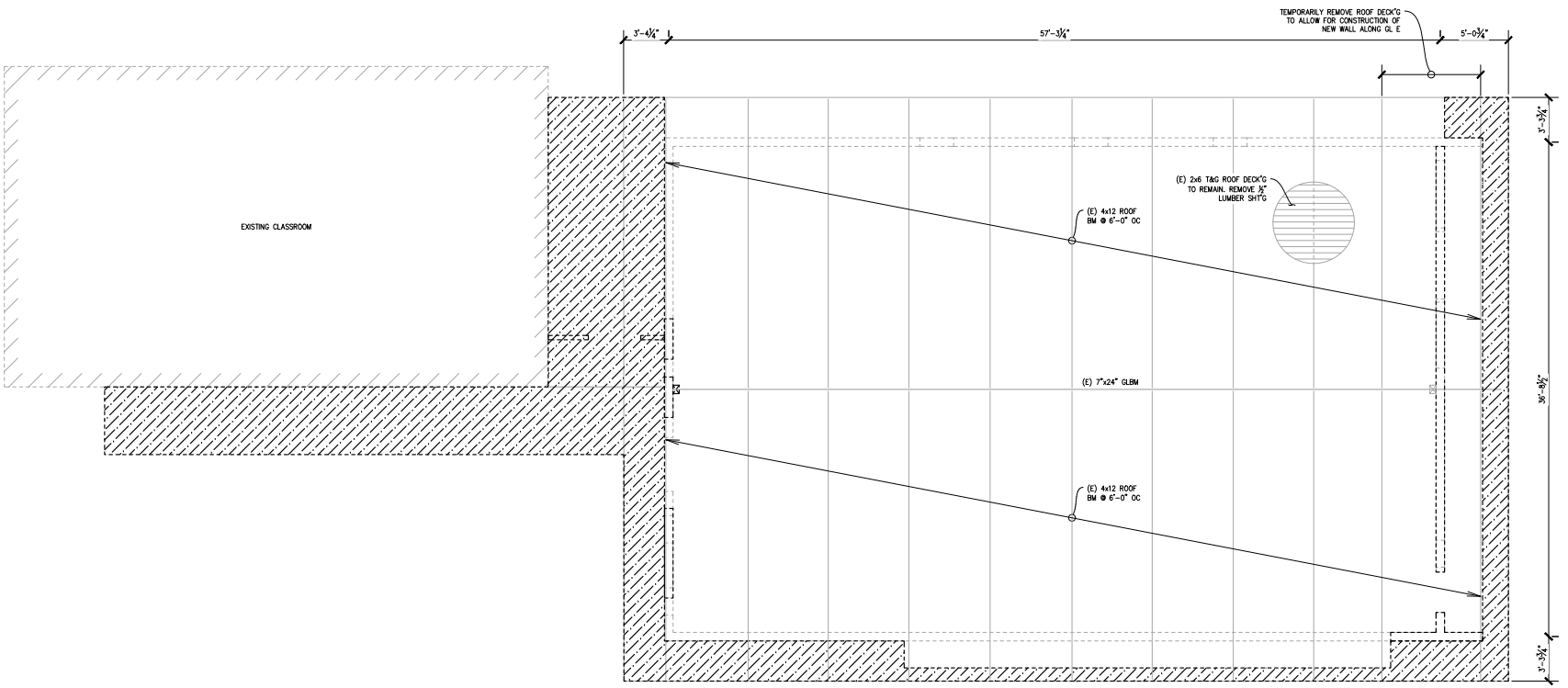
CIVIL
STATE OF CALIFORNIA

Title:
FOUNDATION DEMOLITION PLAN

S2.0



1 ROOF DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

1. ☒ INDICATES EXISTING WALL BELOW
2. ┈┈┈ INDICATES EXISTING WOOD POST BELOW
3. ▭▭▭ INDICATES DEMOLISHMENT OF EXISTING CMU WALL BELOW
4. ▨▨▨ INDICATES DEMOLISHMENT OF ROOF

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
2. REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN DASHED. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW WORK, AND FOR PROTECTION OF ITEMS TO REMAIN.
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4. IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
5. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
6. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.
7. REMOVE EXISTING CEILINGS WHERE REFLECTED CEILING PLANS INDICATE NEW CEILINGS.
8. COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
9. REFER TO ARCHITECTURAL DRAWING FOR SCOPE OF ARCHITECTURAL DEMOLITIONS WORK.

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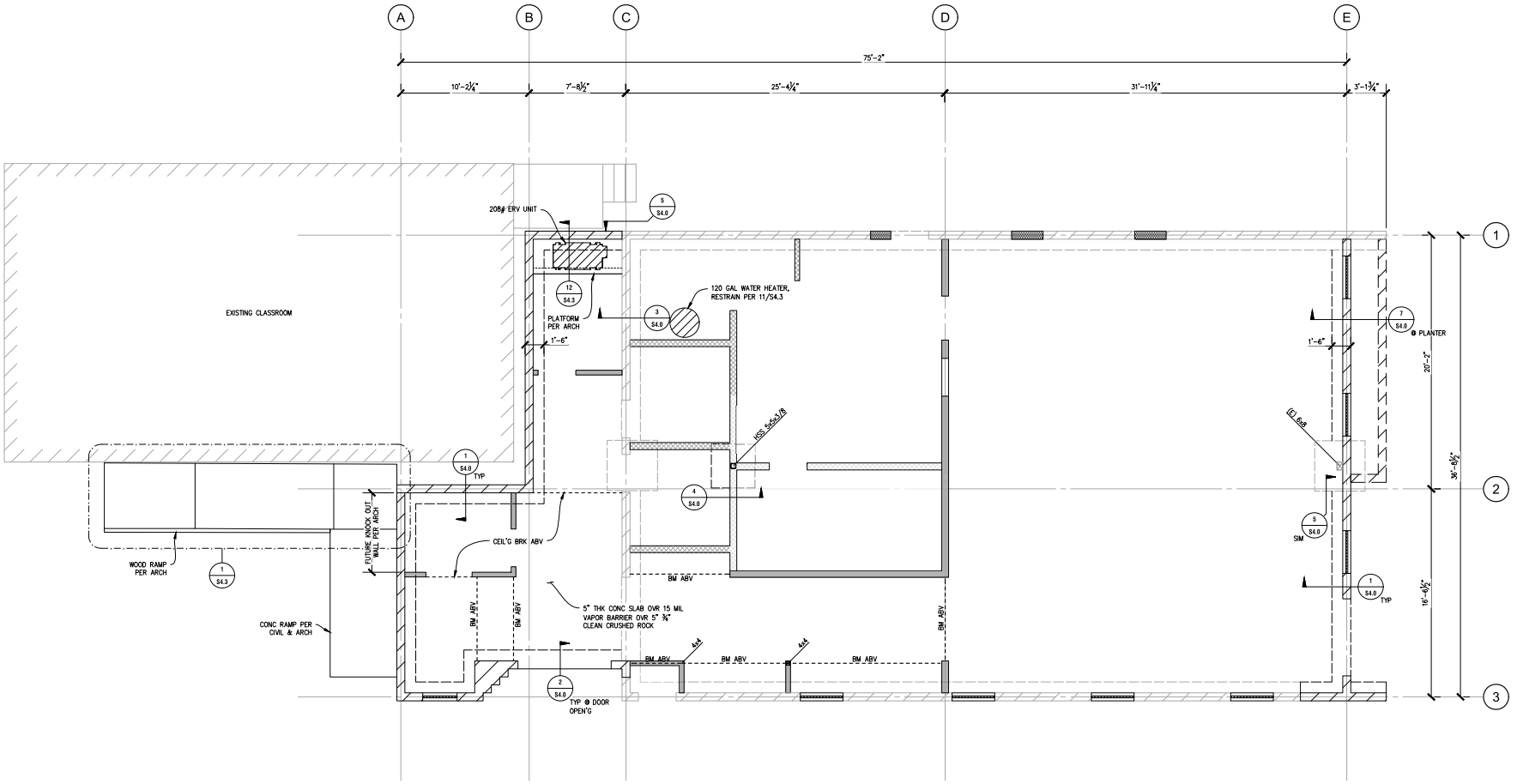
Title:
ROOF DEMOLITION PLAN

S2.1



1 NEW FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR REQUIRED SPECIAL INSPECTIONS.
3. SEE SHEET S4.0 FOR TYPICAL FOUNDATION DETAILS NOT SPECIFICALLY REFERENCED.

FOUNDATION PLAN LEGEND

1. INDICATES EXISTING FOOTING
2. INDICATES NEW FOOTING
3. INDICATES EXISTING WOOD POST
4. INDICATES NEW WOOD POST
5. INDICATES EXISTING CMU WALL
6. INDICATES NEW CMU WALL
7. INDICATES CMU PLANTER WALL PER ARCH
8. INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
9. INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
10. INDICATES CMU WALL INFILL, SEE ELEVATIONS

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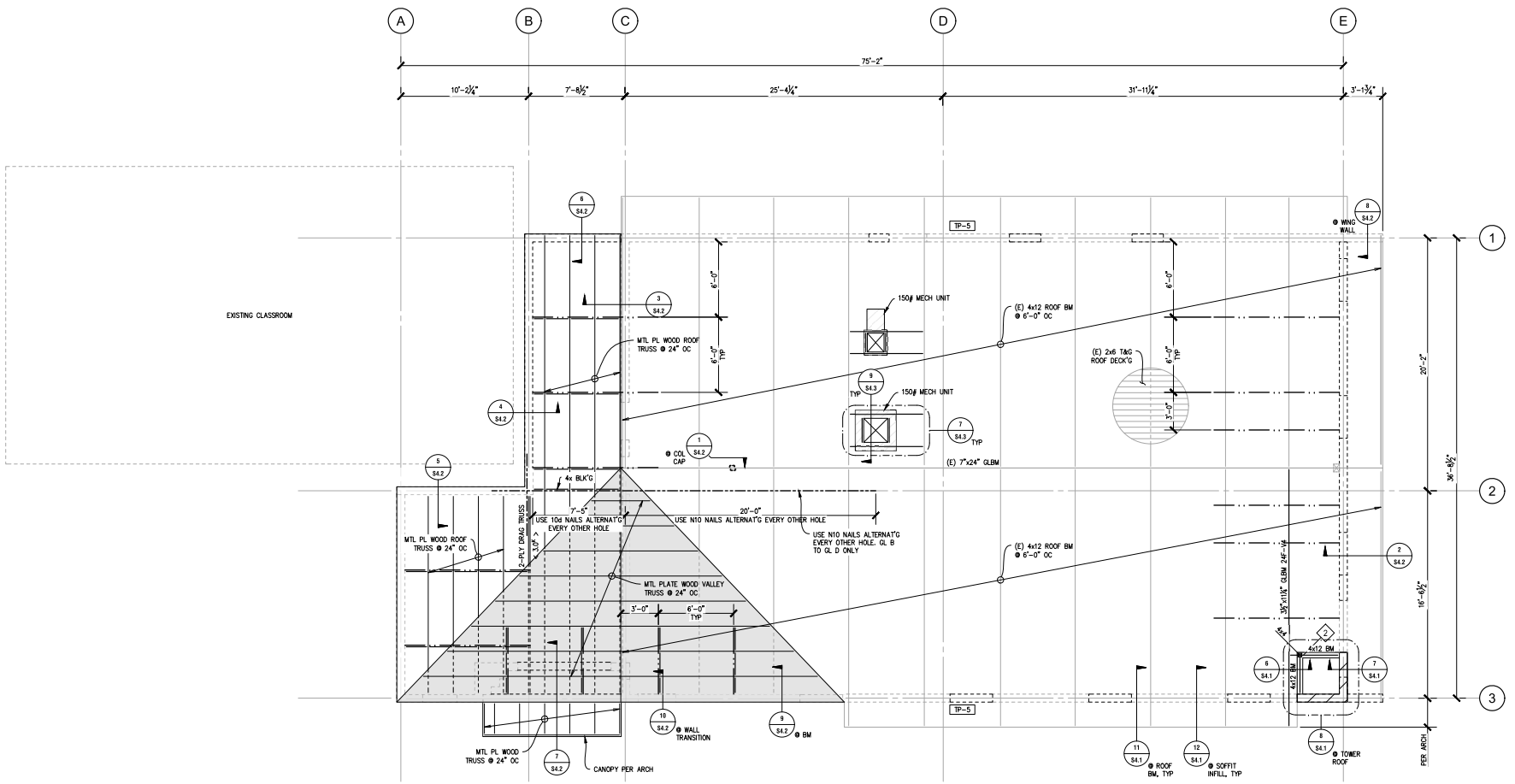
Title:
NEW FOUNDATION PLAN

S2.2



1 NEW ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING PLAN NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. ROOF SHEATHING SHALL BE 15/32" STRUCT I LAID PERPENDICULAR TO FRAMING W/ STAGGERED PANEL EDGES. SHEATHING SHALL BE FASTENED W/ 10d @ 6" OC BN & EN.
3. SEE 5/S4.4 FOR ROOF TRUSS LOADING DIAGRAM AND DESIGN CRITERIA.

ROOF FRAMING PLAN LEGEND

1. INDICATES EXISTING CMU WALL BELOW
2. INDICATES NEW CMU WALL BELOW
3. INDICATES EXISTING WOOD POST BELOW
4. INDICATES NEW CMU WALL
5. INDICATES CALIFORNIA FRAMED ROOF
6. < X.X^K > INDICATES DRAG TRUSS AXIAL LOAD IN ASD. TRUSS DESIGN BY OTHERS.
7. INDICATES CMST12 STRAP, SEE DETAIL 6/S4.4 FOR STRAP END LENGTH AND FASTENING REQUIREMENTS.
8. INDICATES CS16 STRAP, SEE DETAIL 6/S4.4 FOR STRAP END LENGTH AND FASTENING REQUIREMENTS.
9. TP-X INDICATES TOP PLATE SPLICE PER 5/S4.5. INSTALL STRAP WHERE BREAK IN EXISTING WALL PLATE OCCURS.
10. HD INDICATES HOLDOWN PER 3/S4.4

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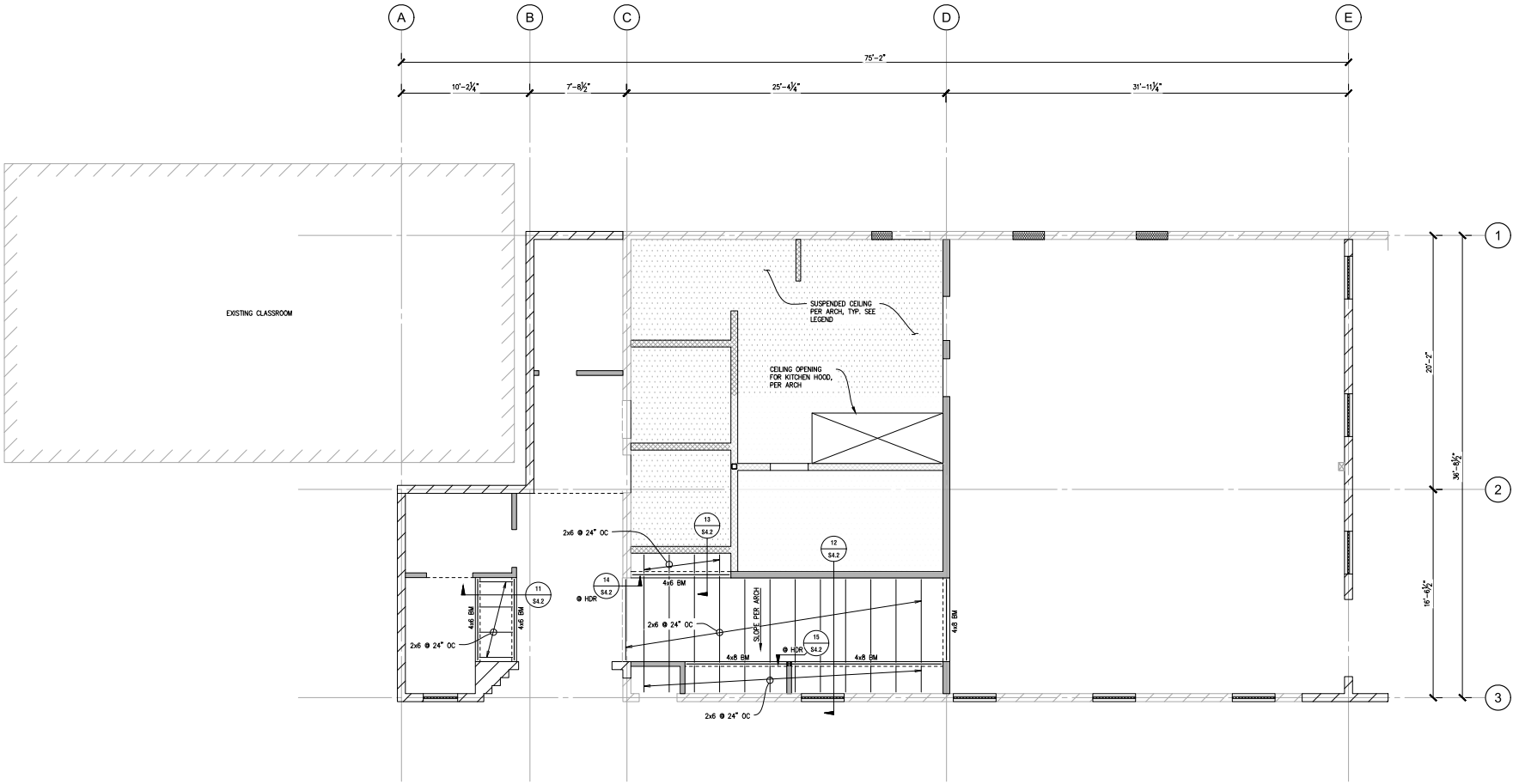
Title:
NEW ROOF FRAMING PLAN

S2.3



1 CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"

CEILING FRAMING PLAN NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.

CEILING FRAMING PLAN LEGEND

1. INDICATES EXISTING WOOD POST
2. INDICATES NEW WOOD POST
3. INDICATES EXISTING CMU WALL
4. INDICATES NEW CMU WALL
5. INDICATES NEW FULL-HEIGHT WOOD FRAMED WALL PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
6. INDICATES NEW PARTIAL HEIGHT WOOD-FRAMED WALLS PER ARCH W/ 2x STUDS @ 16" OC. SEE DETAIL 4/S4.4 FOR WALL CONSTRUCTION
7. SUSPENDED CEILING PER ARCH, SEE DETAIL 1, 2, 3 & 4/S4.5

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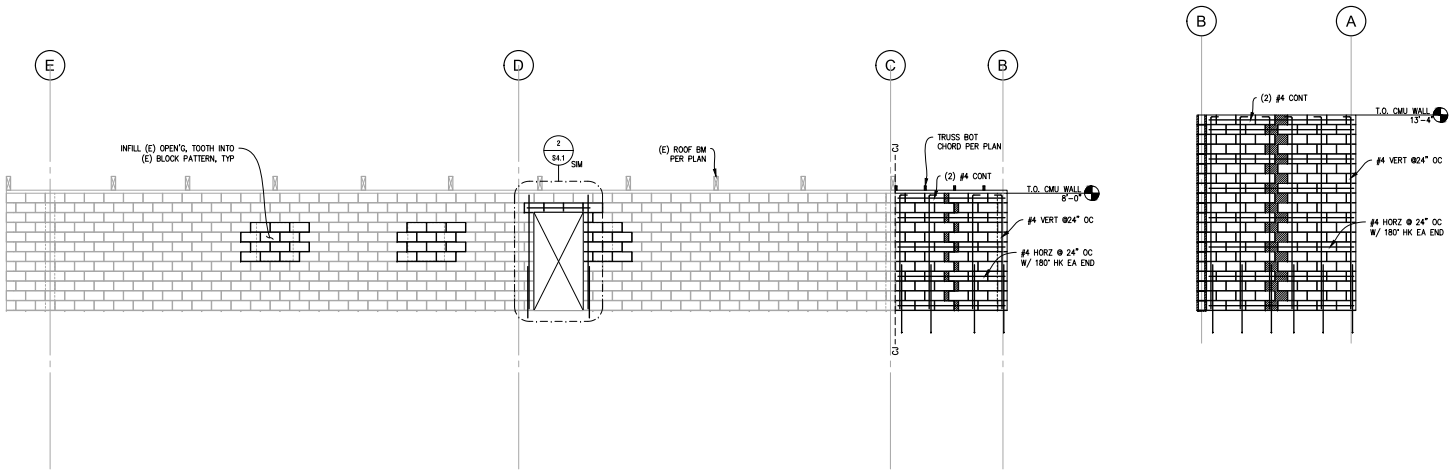
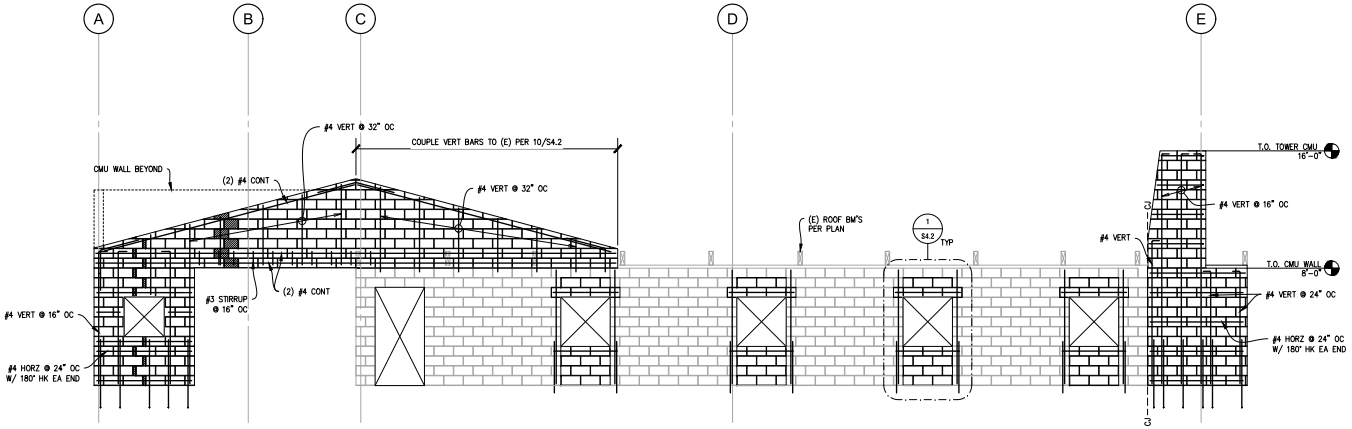
Title:
CEILING FRAMING PLAN

S2.4



1 **NORTH CMU WALL ELEVATION**

SCALE: 1/4" = 1'-0"



2 **SOUTH CMU WALL ELEVATION**

SCALE: 1/4" = 1'-0"

WALL ELEVATION NOTES

1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

WALL ELEVATION LEGEND

1. INDICATES WALL OPENING PER ARCH.
2. INDICATES BLOCK CUT TO FIT.
3. CJ – – CJ INDICATES CONTROL JOINT PER 4/4.1.

HEWITT CONSULTING GROUP
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www.hewittgroup.net

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KELSEYVILLE SENIOR EVENT CENTER

5245 THIRD ST. KELSEYVILLE CA 95451
APN:024-083-06

PERMIT SET

Prepared For:

LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

ARCHITECT
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

CIVIL ENGINEER
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

TITLE 24
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

No.	Description	Date
	Permit Submittal	8/15/2025

Stamp:

PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

Title:
N-S CMU WALL ELEVATIONS

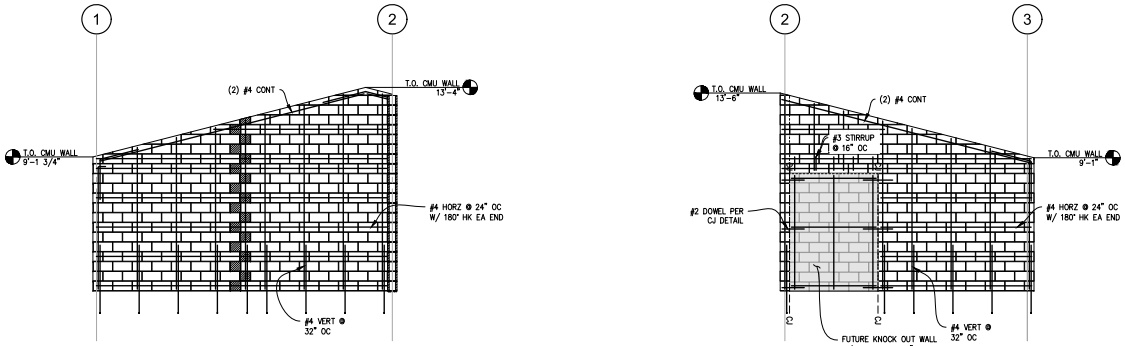
S3.0

WALL ELEVATION NOTES

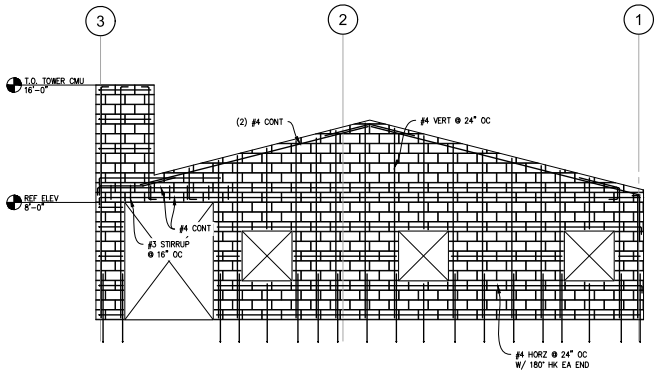
1. SEE SHEET S1.0 FOR GENERAL NOTES.
2. SEE SHEET S1.1 FOR SPECIAL INSPECTIONS REQUIRED.

WALL ELEVATION LEGEND

1. INDICATES WALL OPENING PER ARCH.
2. INDICATES BLOCK CUT TO FIT.
3. CJ – – CJ INDICATES CONTROL JOINT PER 4/S4.1.



1 **WEST CMU WALL ELEVATION**
SCALE: 1/4" = 1'-0"



2 **EAST CMU WALL ELEVATION**
SCALE: 1/4" = 1'-0"

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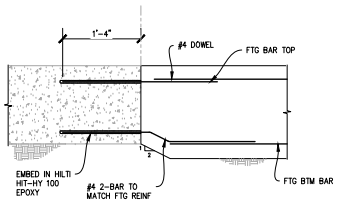
N-S CMU WALL ELEVATIONS

S3.1

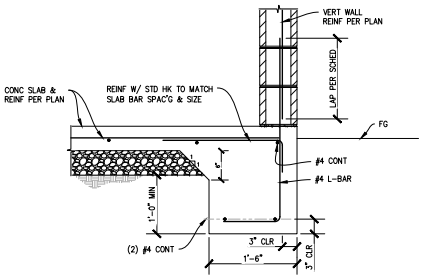
CLASS B TENSION SPLICE	f'_c (psi)	REINFORCING BAR SPLICE LENGTH								
		BAR No.	3	4	5	6	7	8	9	10	11
		BAR DIAMETER, d_b (in)	0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410
	3000	TOP BAR	3'-6"	4'-8"	5'-9"	6'-11"	10'-11"	11'-7"	13'-1"	14'-8"	16'-4"
		BOTTOM BAR	2'-8"	3'-7"	4'-5"	5'-4"	7'-9"	8'-11"	10'-0"	11'-4"	12'-7"
	3500	TOP BAR	3'-3"	4'-3"	5'-4"	6'-5"	9'-4"	10'-9"	12'-1"	13'-7"	15'-1"
		BOTTOM BAR	2'-6"	3'-4"	4'-1"	4'-11"	7'-3"	8'-3"	9'-4"	10'-6"	11'-7"
	4000	TOP BAR	3'-0"	4'-0"	5'-0"	6'-0"	8'-9"	10'-0"	11'-4"	12'-9"	14'-2"
		BOTTOM BAR	2'-4"	3'-1"	3'-10"	4'-7"	6'-9"	7'-8"	8'-8"	9'-9"	10'-10"
	4500	TOP BAR	2'-10"	3'-9"	4'-9"	5'-8"	8'-3"	9'-5"	10'-8"	12'-0"	13'-4"
		BOTTOM BAR	2'-2"	2'-11"	3'-8"	4'-4"	6'-4"	7'-3"	8'-2"	9'-3"	10'-3"
	5000	TOP BAR	2'-8"	3'-7"	4'-6"	5'-5"	7'-10"	9'-0"	10'-1"	11'-5"	12'-8"
		BOTTOM BAR	2'-1"	2'-9"	3'-5"	4'-2"	6'-0"	6'-11"	7'-9"	8'-9"	9'-9"
	5500	TOP BAR	2'-7"	3'-5"	4'-3"	5'-2"	7'-6"	8'-7"	9'-8"	10'-10"	12'-1"
		BOTTOM BAR	2'-0"	2'-8"	3'-3"	3'-11"	5'-9"	6'-7"	7'-5"	8'-4"	9'-3"

NOTES:
1. SPLICE LENGTHS SHOWN IN TABLE ARE FOR NORMAL WEIGHT CONCRETE AND UNCOATED REINFORCEMENT.
2. TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
3. BOTTOM BARS ARE ALL VERTICAL BARS, AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
4. WHERE LIGHT WEIGHT CONCRETE IS USED, MULTIPLY SPLICES SHOWN BY 1.3.

NORMAL-WEIGHT CONCRETE LAP-SPLICE SCHEDULE 9



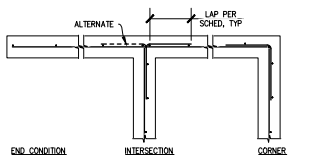
EXISTING-TO-NEW FOOTING TRANSITION SCALE: 1" = 1'-0" 5



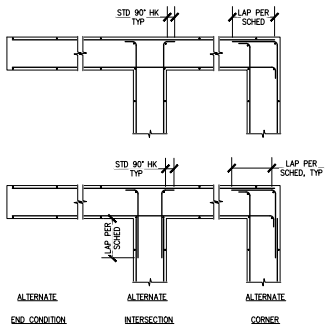
TYPICAL WALL FOOTING SCALE: 1" = 1'-0" 1

WIRE REINFORCEMENT SPLICE LENGTH		
WIRE SIZE	BAR DIAMTETER, d_b (in)	LAP LENGTH (in)
W1.1 (11 Ga)	0.121	0'-6"
W1.7 (9 Ga)	0.148	0'-7"
W2.1 (8 Ga)	0.162	0'-8"
W2.8 (3/16")	0.187	0'-9"
W4.9 (1/4")	0.250	1'-0"

MASONRY WIRE LAP-SPLICE SCHEDULE 12

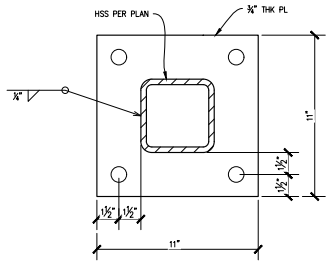


SINGLE LAYER BARS

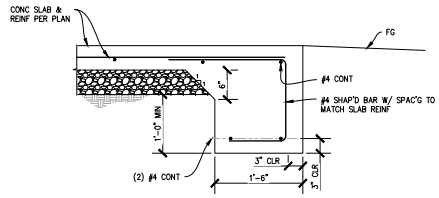


DOUBLE LAYER BARS

NOTE:
REINFORCEMENT SHOWN IN FOOTING DETAILS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.



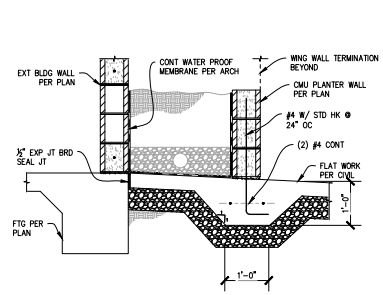
COLUMN BASE PLATE SCALE: 3" = 1'-0" 6



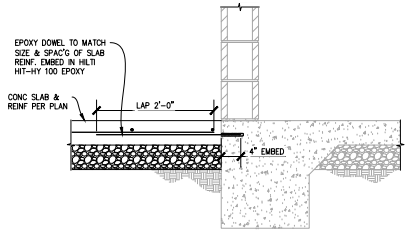
FOOTING SECTION AT DOOR OPENINGS SCALE: 1" = 1'-0" 2

REINFORCING BAR SPLICE LENGTH								
BAR No.	3	4	5	6	7	8	9	
BAR DIAMETER, d_b (in)	0.375	0.500	0.625	0.750	0.875	1.000	1.128	
f'_m (psi) 2500	1'-4"	2'-5"	3'-9"	7'-1"	9'-8"	14'-6"	18'-6"	
3000	1'-3"	2'-2"	3'-5"	6'-4"	8'-8"	13'-0"	16'-6"	
3500	1'-1"	1'-12"	3'-1"	5'-9"	7'-10"	11'-10"	15'-1"	
4000	1'-0"	1'-10"	2'-10"	5'-4"	7'-3"	10'-12"	13'-12"	
4500	1'-0"	1'-9"	2'-8"	5'-0"	6'-10"	10'-3"	13'-1"	
5000	1'-0"	1'-7"	2'-6"	4'-9"	6'-5"	9'-8"	12'-4"	
5500	1'-0"	1'-6"	2'-5"	4'-6"	6'-1"	9'-2"	11'-8"	
6000	1'-0"	1'-6"	2'-3"	4'-3"	5'-10"	8'-9"	11'-2"	
6500	1'-0"	1'-5"	2'-2"	4'-1"	5'-7"	8'-5"	10'-8"	
7000	1'-0"	1'-4"	2'-1"	3'-11"	5'-4"	8'-1"	10'-3"	
7500	1'-0"	1'-4"	2'-0"	3'-9"	5'-2"	7'-9"	9'-11"	
8000	1'-0"	1'-3"	1'-11"	3'-8"	4'-12"	7'-6"	9'-7"	
8500	1'-0"	1'-3"	1'-11"	3'-7"	4'-10"	7'-3"	9'-3"	
9000	1'-0"	1'-2"	1'-10"	3'-5"	4'-8"	7'-1"	8'-12"	
9500	1'-0"	1'-2"	1'-9"	3'-4"	4'-7"	6'-10"	8'-9"	
10000	1'-0"	1'-1"	1'-9"	3'-3"	4'-5"	6'-8"	8'-6"	

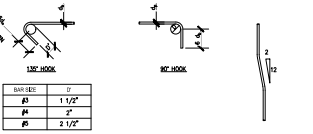
MASONRY REINFORCING LAP-SPLICE SCHEDULE 13



SECTION AT PLANTER SCALE: 3/4" = 1'-0" 7



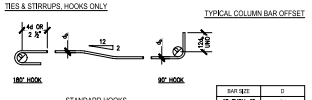
SLAB DOWEL AT EXISTING FOOTING SCALE: 1" = 1'-0" 3



BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

TIES & STIRRUPS, HOOKS ONLY

TYPICAL COLUMN BAR OFFSET

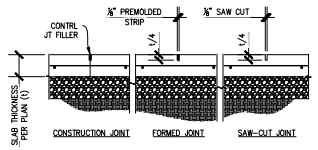


STANDARD HOOKS

BAR SIZE	D
#3 THRU #6	6d
#9 THRU #11	8d
#14 THRU #18	10d

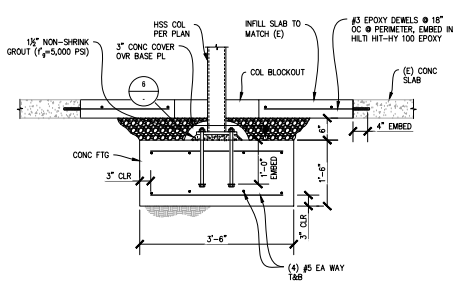
REBAR BENDING DETAIL 11

TYPICAL FOOTING REINFORCING LAYOUT NTS 10



NOTES:
1. CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE SLABS ON GRADE TO MINIMIZE SHRINKAGE CRACKING. JOINT LAYOUT SHALL BE APPROVED BY THE ENGINEER PRIOR TO POUR OF SLAB.
2. MAXIMUM CONTROL JOINT SPACING SHALL BE 2 TO 3 TIMES THE SLAB THICKNESS IN FEET.
3. CONTROL JOINT DEPTH SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE CUT, TOOLED, OR FORMED. SAW-CUT JOINTS SHALL BE MADE WITHIN 6 TO 12 HOURS AFTER FINISHING TO PREVENT UNCONTROLLED CRACKING.
5. CONTROL JOINTS SHALL CREATE SQUARE OR RECTANGULAR PANELS WHEREVER POSSIBLE. LONG, NARROW SECTIONS OF SLAB SHALL BE AVOIDED.
6. ALL CONTROL JOINTS SHALL BE KEPT CLEAN AND FREE OF DEBRIS UNTIL SEALED, IF SEALING IS REQUIRED.

SLAB CONTROL JOINTS NTS 8



SPREAD FOOTING SECTION SCALE: 3/4" = 1'-0" 4

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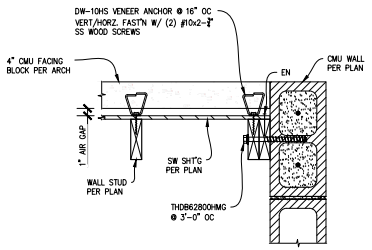
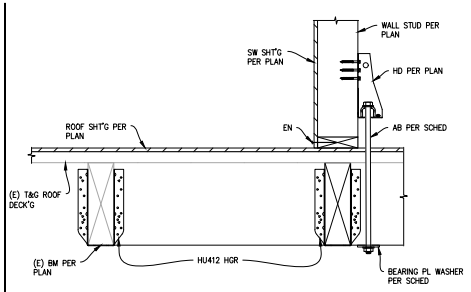
FOUNDATION DETAILS

S4.0



SHEAR WALL POST TO CMU

SCALE: 1-1/2" = 1'-0" | 10

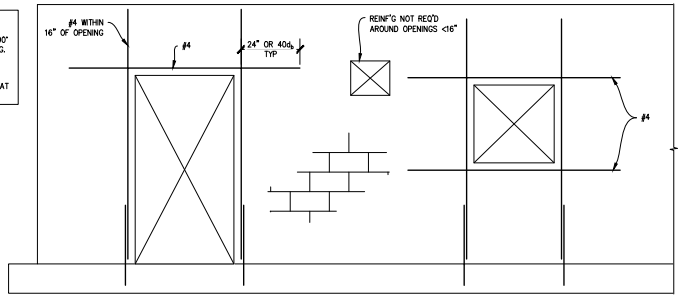


TOWER BEAM SUPPORT 1

SCALE: 1-1/2" = 1'-0" | 6

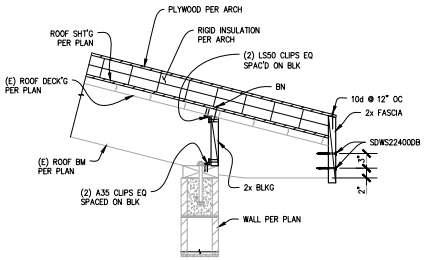
NOTES:

1. WHERE 24" OR 40 d_b CAN NOT BE ACHIEVED, PROVIDE 90° STANDARD HOOK HOOKED AROUND VERTICAL REINFORCING.
2. b_d INDICATES BAR DIAMETER.
3. REFER TO WALL ELEVATIONS FOR SPECIFIC REINFORCING AT OPENINGS THAT MAY BE REQUIRED.



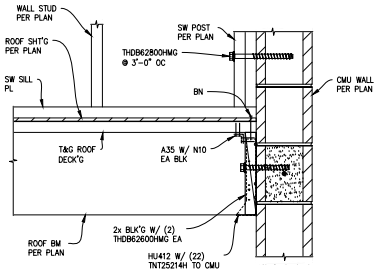
TYPICAL OPENING REINFORCEMENT

NTS | 1



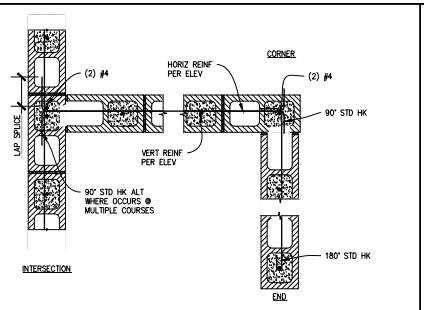
EAVE SECTION AT BEAM

SCALE: 1" = 1'-0" | 11



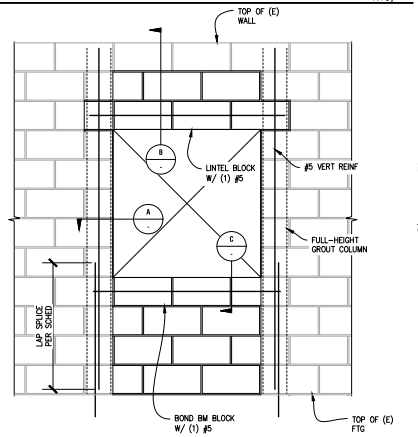
TOWER BEAM SUPPORT 2

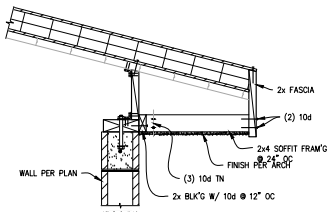
SCALE: 1-1/2" = 1'-0" | 7



CMU HORIZONTAL REINF LAYOUT

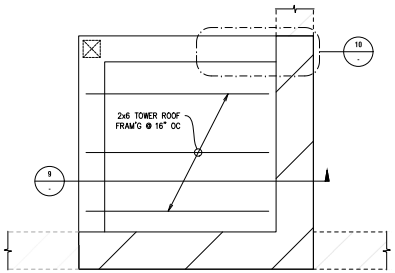
SCALE: 1" = 1'-0" | 3





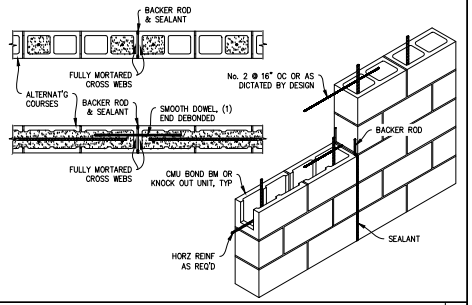
SOFFIT INFILL

SCALE: 1" = 1'-0" | 12



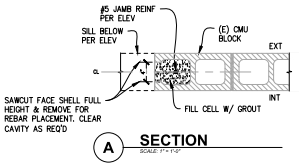
TOWER ROOF FRAMING PLAN

SCALE: 1" = 1'-0" | 8



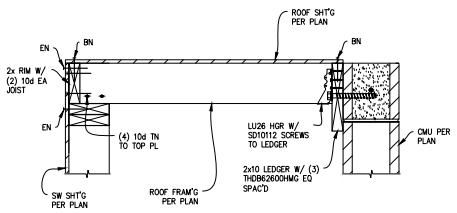
TYPCIAL CONTROL JOINT

NTS | 4



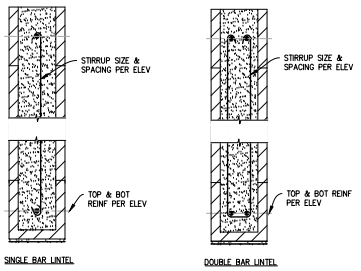
A SECTION

SCALE: 1" = 1'-0"



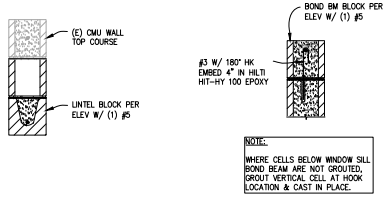
SECTION AT TOWER ROOF

SCALE: 1-1/2" = 1'-0" | 9



TYPICAL LINTEL REINFORCEMENT

SCALE: 1 1/2" = 1'-0" | 5



B SECTION

SCALE: 1" = 1'-0"

C SECTION

SCALE: 1" = 1'-0"

OPENING IN EXISTING WALL

SCALE: 3/4" = 1'-0" | 2

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KELSEYVILLE SENIOR EVENT CENTER
5245 THIRD ST. KELSEYVILLE CA 95451
APN: 024-083-06

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Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

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GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

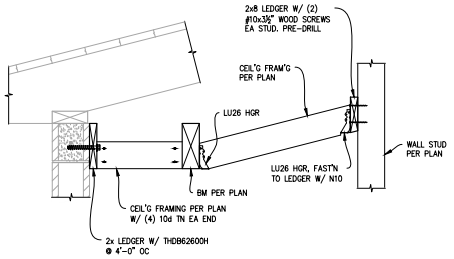
No.	Description	Date
	Permit Submittal	8/15/2025

Stamp:

PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

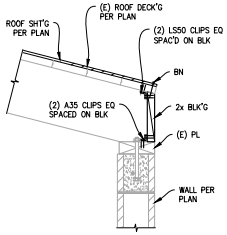
Title:
MASONRY & FRAMING DETAILS

S4.1



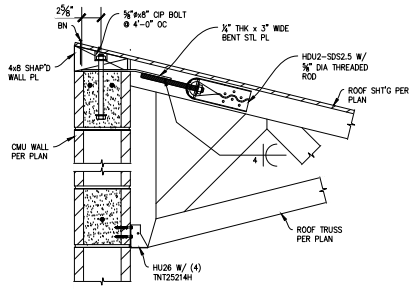
CEILING FRAMING SECTION

SCALE: 1" = 1'-0" | 12



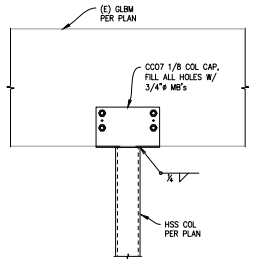
ROOF AT WING WALL

SCALE: 1" = 1'-0" | 8



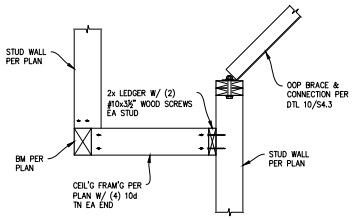
DIAPHRAGM BOUNDARY CONDITION 2

SCALE: 1-1/2" = 1'-0" | 5



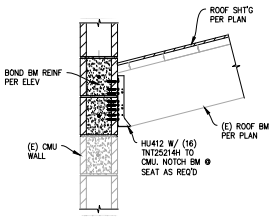
RIDGE BEAM COLUMN CAP

SCALE: 1" = 1'-0" | 1



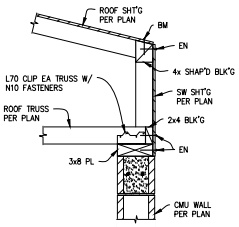
COFFEE CEILING SECTION

SCALE: 1" = 1'-0" | 13



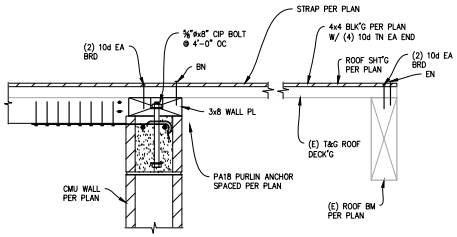
ROOF BEAM FACE MOUNT

SCALE: 1" = 1'-0" | 9



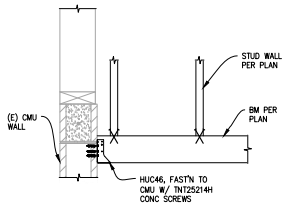
DIAPHRAGM BOUNDARY CONDITION 4

SCALE: 1" = 1'-0" | 6



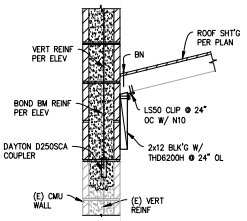
GABLE EAVE SECTION

SCALE: 1-1/2" = 1'-0" | 2



HEADER AT CMU WALL

SCALE: 1" = 1'-0" | 14

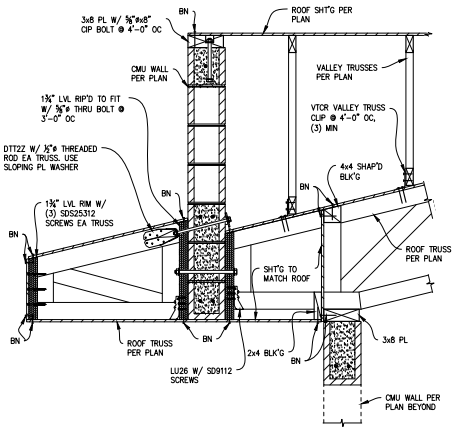


NOTES:

1. CONTRACTOR SHALL LOCATE EXISTING VERTICAL WALL REINFORCING AND EXPOSE AT TOP COURSE TO RECEIVE COUPLER AS SHOWN.
2. CONTRACTOR SHALL TAKE CARE TO NOT DAMAGE BLOCK FACE SHELL IN PROCESS OF REMOVING GROUT FROM TOP COURSE.
3. EXISTING GROUT SURFACE SHALL BE ROUGHENED TO ¼" AMPLITUDE PRIOR TO RECEIVING NEW GROUT.

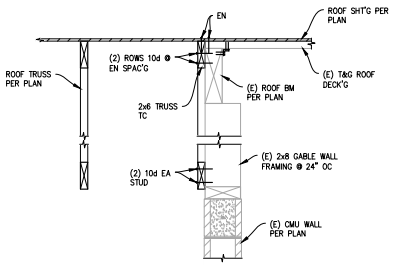
DIAPHRAGM BOUNDARY CONDITION 5

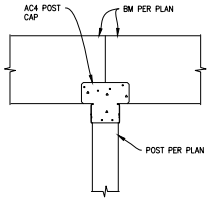
SCALE: 1" = 1'-0" | 10



ROOF TRANSITION

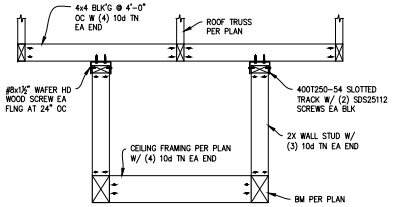
SCALE: 1" = 1'-0" | 3





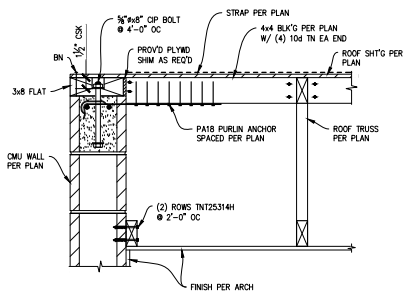
POST-TO-DOUBLE HEADER

SCALE: 1 1/2" = 1'-0" | 15



SOFFIT FRAMING SECTION

SCALE: 1" = 1'-0" | 11



SECTION AT SHED ROOF

SCALE: 1" = 1'-0" | 7

DIAPHRAGM BOUNDARY CONDITION 3

SCALE: 1-1/2" = 1'-0" | 4

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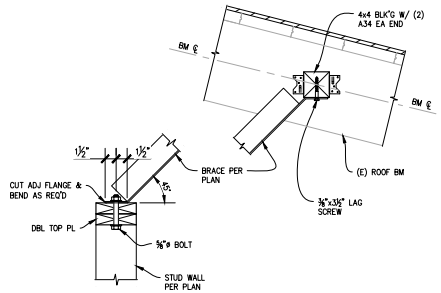
Stamp:

PROFESSIONAL ENGINEER
ANTHONY JON HEWITT
C 91332
CIVIL
STATE OF CALIFORNIA

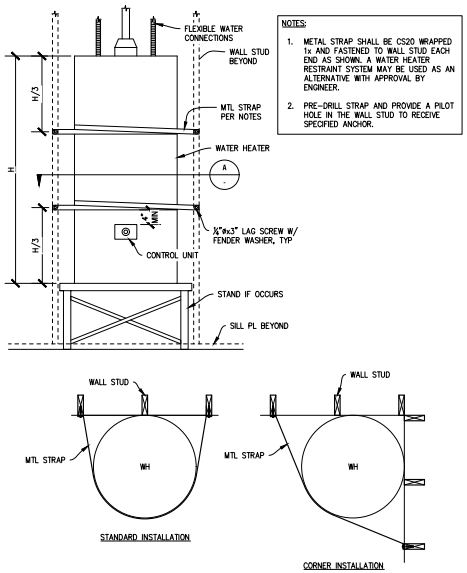
Title:
FRAMING DETAILS

S4.2



OOP BRACE

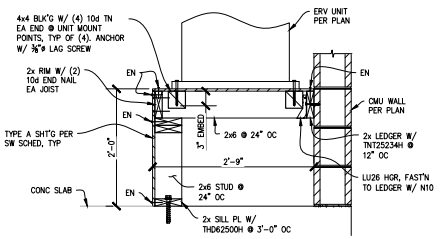
SCALE: 1 1/2" = 1'-0" | 10



A INSTALLATION TYPE

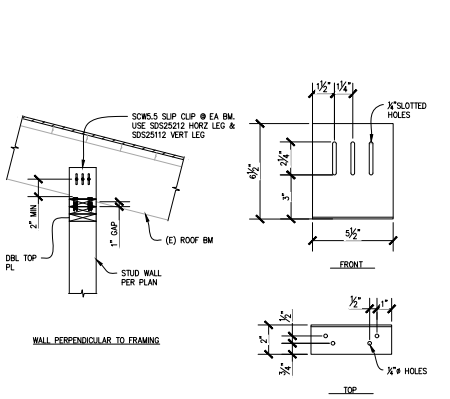
WATER HEATER RESTRAINT

SCALE: 3/4" = 1'-0" | 11



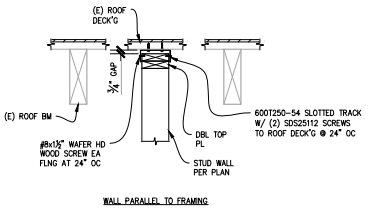
ERV PLATFORM

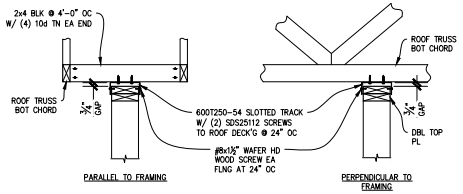
SCALE: 1" = 1'-0" | 12



A CLIP DETAIL

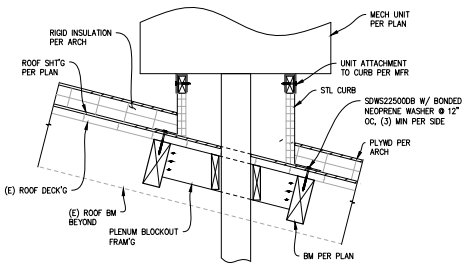
SCALE: 8" = 1'-0"





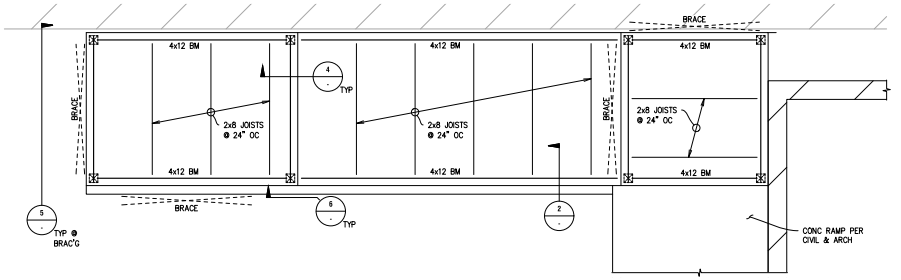
PARTITION WALL TOP CONNECTION

SCALE: 1" = 1'-0" | 8



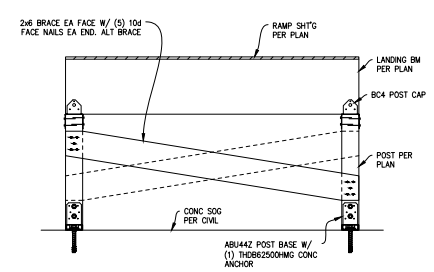
MECHANICAL UNIT CURB

SCALE: 1" = 1'-0" | 9



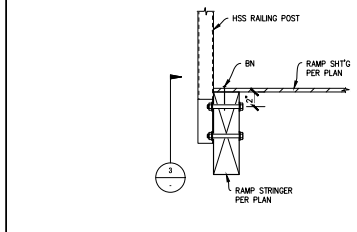
ENLARGED RAMP FRAMING PLAN

SCALE: 1/2" = 1'-0" | 1



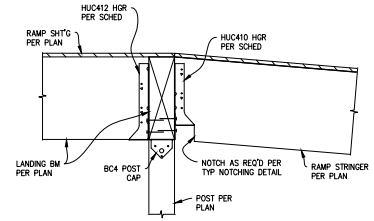
RAMP BRACING

SCALE: 1" = 1'-0" | 5



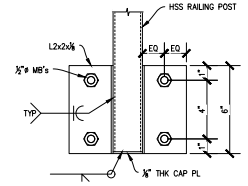
RAILING CONNECTION TO STRINGER

SCALE: 1 1/2" = 1'-0" | 2



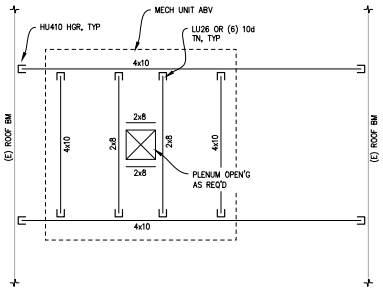
BEAM-BEAM AT LANDING

SCALE: 1 1/2" = 1'-0" | 6



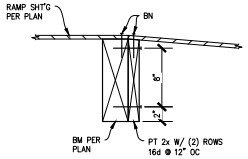
RAILING CONNECTION DETAIL

SCALE: 3" = 1'-0" | 3



FRAMING AT MECH UNIT

SCALE: 1" = 1'-0" | 7



FRAMING AT LANDING TRANSITION

SCALE: 1 1/2" = 1'-0" | 4

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Title:
FRAMING DETAILS

S4.3

STEEL STRAP SCHEDULE

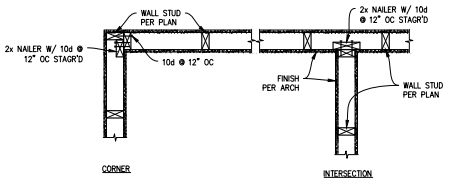
TYPE	SIMPSON STRAP	FASTENERS REQ'D EA END	END LENGTH
1	CS20	(7) 8d	9"
2	CS16	(11) 8d	13"
3	CS14	(15) 8d	16"
4	CMSTC16	(25) 10d	20"
5	CMST14	(33) 10d	30"
6	CMST12	(43) 10d	39"

NOTES:

1. STRAPS SHALL BE INSTALLED OVER SHEATHING, UNO.
2. DO NOT FIELD BEND STRAPS UNLESS SPECIFIED.
3. IF WOOD SPLITTING OCCURS, DOUBLE THE STRAP END LENGTH AND FASTEN EVERY OTHER HOLE USING A STAGGERED NAILING PATTER.

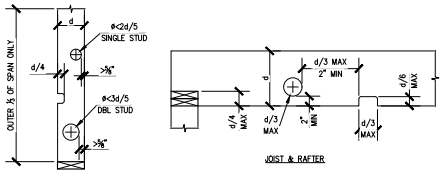
STEEL STRAP SCHEDULE

SCALE: 3/4" = 1'-0" 6



NON-BEARING WALL INTERSECTIONS

SCALE: 1" = 1'-0" 7

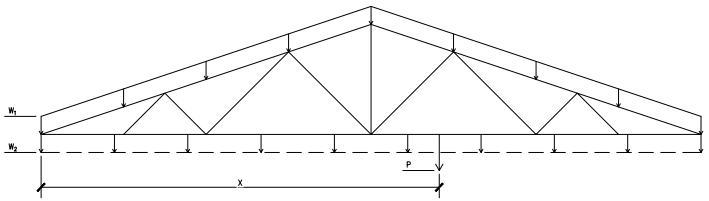


NOTES:

1. NOTCHING AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
2. NOTCHES IN EITHER EDGE OF STUDS OR JOISTS SHALL NOT BE LOCATED IN THE MIDDLE ⅓ OF SPAN.
3. ALL NOTCHES SHALL BE CUT WITH ½" CORNER RADIUS, EXCEPT WHERE LOCATED AT BEARING SUPPORTS

NOTCHING AND BORING LIMITS

SCALE: 1" = 1'-0" 8



NOTES:

1. LOAD COMBINATIONS SHALL BE PER PROVISIONS OF ASCE 7-16.
2. TRUSS DESIGNER SHALL ACCOUNT FOR ADDITIONAL LOADS SHOWN THROUGHOUT CONSTRUCTION DOCUMENTS.
3. POINT LOAD "P" SHALL BE CONSIDERED A ROAMING LOAD TO ACT AT ANY DISTANCE "X" WITHIN THE TRUSS SPAN.

UNFACTORED LOADS:

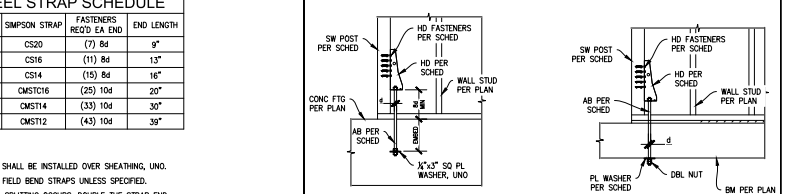
W_1	D = 14.0	PSF
	L_r = 20.0	PSF
	S = 0.0	PSF
W_2	D = 5.0	PSF
P	D = 150	LBS
	L = 300	LBS

DEFLECTION LIMITS:

L OR L_r	l/480
S OR W	l/480
D+L	l/240

TRUSS LOADING DIAGRAM

SCALE: 3/4" = 1'-0" 5



SHEAR WALL HOLDDOWN SCHEDULE

TYPE	HOLDOWN	FASTENERS	ANCHOR BOLT "d"	EMBED	POST SIZE	PLATE WASHER
1	HDU2-SDS2.5	(6) ¼"x2 ½" SDS	⅝"	1'-0"	2-2x	¼" THK x 3" SQ
2	HDU4-SDS2.5	(10) ¼"x2 ½" SDS	⅝"	1'-0"	2-2x	¼" THK x 3" SQ
3	HDU5-SDS2.5	(14) ¼"x2 ½" SDS	⅝"	1'-0"	2-2x	¼" THK x 3½" SQ
4	HDU8-SDS2.5	(20) ¼"x2 ½" SDS	⅞"	1'-4"	4x4	⅜" THK x 4" SQ
5	HDU11-SDS2.5	(30) ¼"x2 ½" SDS	1"	1'-6"	4x6	⅜" THK x 5" SQ
6	HDU14-SDS2.5	(36) ¼"x2 ½" SDS	1"	1'-6"	4x6	⅜" THK x 5½" SQ

NOTES:

1. SHEAR WALL SHEATHING NOT SHOWN FOR CLARITY.
2. "d" INDICATES ANCHOR BOLT DIAMETER, WHERE "8d" INDICATES A DISTANCE EQUAL TO 8x THE ANCHOR BOLT DIAMETER.
3. RETIGHTEN HOLDOWN ANCHOR BOLTS PRIOR TO CLOSING IN.
4. POST SIZE PER SCHED IS TYPICAL. WHERE POST SIZE IS SPECIFIED PER PLAN, USE PLAN POST SIZE.
5. ALL MULTI-PLY POSTS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF 10d TO MATCH SHEARWALL EDGE NAIL SPACING.
6. WHERE TYPICAL FOOTING DEPTH IS INSUFFICIENT TO ACCOMODATE ANCHOR BOLT EMBEDMENT, THICKEN FOOTING TO ALLOW FOR 3" CLEAR FROM BOTTOM OF ANCHOR BOLT TO BOTTOM OF FOOTING.

SHEAR WALL HOLDDOWN SCHEDULE

SCALE: 3/4" = 1'-0" 3

OPENING SCHEDULE

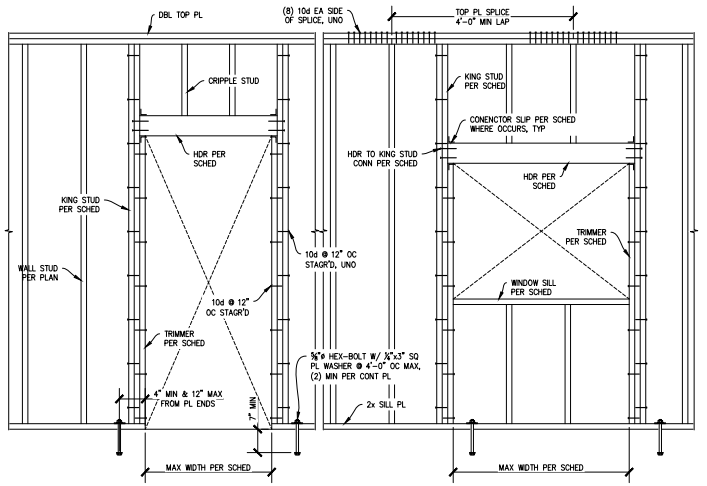
WIDTH	HDR	HDR END CONNECTION	TRIMMER	KING STUD	WINDOW SILL
3'-0" MAX	2-2x4	(4) 20d	2x	2x	2x
3'-1" TO 6'-0"	2-2x6	(4) 20d	2x	2-2x	2x
6'-1" TO 12'-0"	2-2x10	(6) 20d	2x	3-2x	2-2x

NOTES:

1. FOR TYPICAL WALL CONSTRUCTION SEE BEARING WALL CONSTRUCTION DETAIL, THE FOLLOWING APPLY:
   - USE SINGLE TOP PLATE IN LIEU OF DOUBLE TOP PLATE.
   - OMIT SILL PLATE ANCHOR BOLTS AND FASTEN TO SUBSTRATE WITH FASTENER THAT IS APPROVED FOR THE SUBSTRATE MATERIAL.
   - USE OPENING SCHEDULE ABOVE.

NON-BEARING WALL TABLE

SCALE: 3/4" = 1'-0" 4

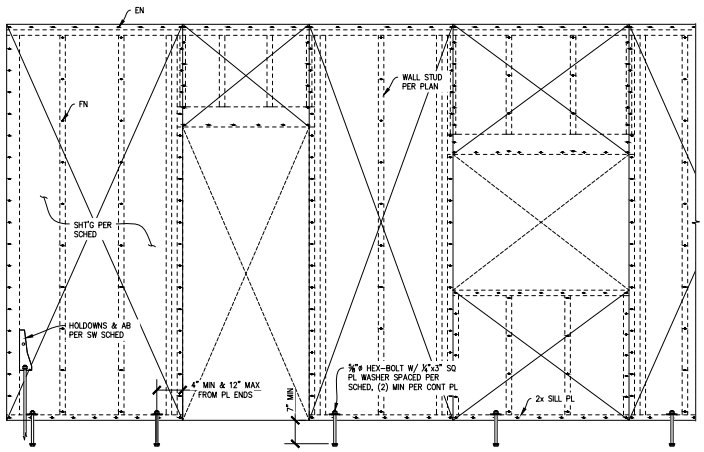


OPENING SCHEDULE

WIDTH	HDR	HDR END CONNECTION	TRIMMER	KING STUD	WINDOW SILL
3'-0" MAX	PER PLAN	(4) 20d	2x	2-2x	2x
3'-1" TO 9'-0"		(4) 20d	2x	3-2x	2x

BEARING WALL CONSTRUCTION

SCALE: 3/4" = 1'-0" 1



NOTES:

1. PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
2. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
3. NAILS SHALL BE LOCATED AT LEAST ⅜" FROM THE PANEL EDGES. MAXIMUM NAIL SPACING AT PANEL EDGES SHALL NOT EXCEED 6" OC.
4. NAILS ALONG INTERMEDIATE FRAMING MEMBERS SHALL BE THE SAME SIZE AS NAILS SPECIFIED FOR PANEL EDGE NAILING. AT INTERMEDIATE FRAMING MEMBERS, NAIL SPACING SHALL BE 12" OC MAX.
5. NAILS ALONG PANEL EDGES AT A SHARED FRAMING MEMBER SHALL BE STAGGERED.
6. WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL AND 3" NOMINAL AT SHARED PANEL EDGES. DOUBLE 2x FRAMING MEMBERS MAY BE USED IN LIEU OF 3" NOMINAL LUMBER. DOUBLE MEMBERS SHALL BE FASTENED TOGETHER WITH (2) ROWS OF NAILS TO MATCH PANEL EDGE NAILING AND SHALL BE STAGGERED WHERE NAIL SPACING IS CLOSER THAN 4" OC.
7. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS1 OR PS2.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	SILL ANCHOR SPACING	SILL PLATE NAILING (SN)	SHEAR CLIP
A	15/32" STRUCT I	10d @ 6" OC	4'-0" OC	16d @ 8" OC	A34 W/ N8 @ 18" OC
B	15/32" STRUCT I	10d @ 4" OC	4'-0" OC	16d @ 5" OC	A34 W/ N8 @ 12" OC
C	15/32" STRUCT I	10d @ 3" OC	3'-0" OC	16d @ 4" OC	L70 W/ N10 @ 12" OC
D	15/32" STRUCT I	10d @ 2" OC	2'-0" OC	(2) ROWS 16d @ 6" OC	L70 W/ N10 @ 10" OC
E	15/32" STRUCT I EA FACE	10d @ 4" OC	2'-0" OC	(2) ROWS 16d @ 5" OC	L90 W/ N10 @ 10" OC
F	15/32" STRUCT I EA FACE	10d @ 3" OC	1'-6" OC	(2) ROWS 16d @ 4" OC	LS90 W/ 10d @ 9" OC

SHEAR WALL SCHEDULE

SCALE: 3/4" = 1'-0" 2

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KELSEYVILLE SENIOR EVENT CENTER
5245 THIRD ST. KELSEYVILLE CA 95451
APN:024-083-06

PERMIT SET

Prepared For:
LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

Consultants:

ARCHITECT
Endemic Architecture
2424 Blanding Ave., Suite 205
Alameda, CA 94501
(303) 548-7806

CIVIL ENGINEER
California Engineering Company, Inc.
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95993
(530) 751-0962

TITLE 24
Easy Title 24
654 Oakland Ave.
Oakland, CA 94611
(925) 671-4789

GENERAL CONTRACTOR
ACCEPTING BIDS
ADDRESS
CITY
PHONE

Project No.: 24-009
Designed By: AH
Drawn By: AH/CN
Checked By: AH
Issue Date: 8/15/2025

Revision:

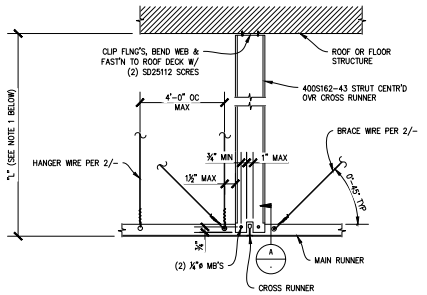
No.	Description	Date
	Permit Submittal	8/15/2025

Stamp:

PROFESSIONAL ENGINEER ANTHONY JON HEWITT C 91337 CIVIL STATE OF CALIFORNIA

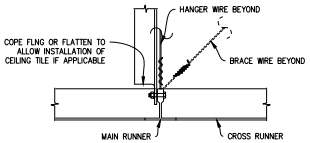
Title:
TYPICAL DETAILS

S4.4



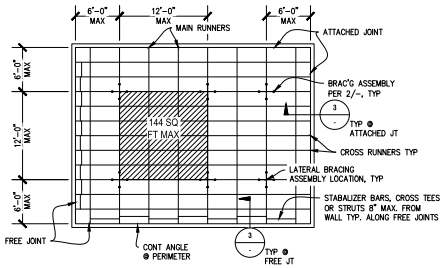
NOTE:

COMPRESSION STRUT LENGTH SHALL NOT EXCEED 10'–0" IN LENGTH.



A SECTION

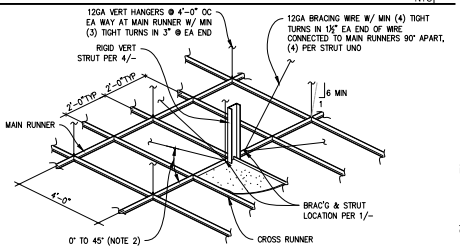
CEILING COMPRESSION STRUT NTS 4



NOTE:

BRACING WIRES AND COMPRESSION STRUT SHALL OCCUR AT EVERY 144 SQ FT MAX IN ROOMS OVER 144 SQ FT.

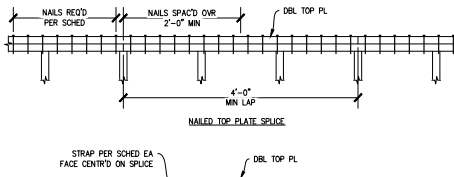
CEILING BRACING SPACING NTS 1



NOTES:

1. STRUTS SHALL NOT REPLACE HANGER WIRES.
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

SUSPENSION & BRACING ASSEMBLY NTS 2

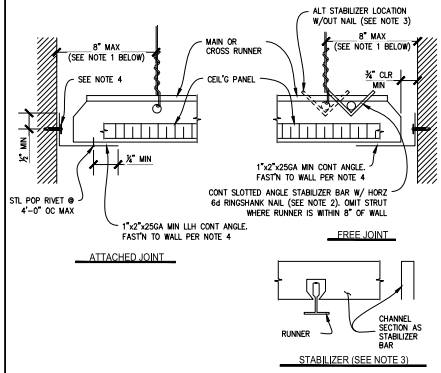


TOP PLATE SPLICE SCHEDULE		
ID	NAILED	STRAP
TPS–1	(8) 16d	MSTA12
TPS–2	(12) 16d	MSTA15
TPS–3	(14) 16d	MSTA18
TPS–4	(18) 16d	MSTA24
TPS–5	(24) 16d	CS14x2'–6"

NOTES:

1. TWO ROWS OF FASTENERS SHALL BE USED FOR NAILED TOP SPLICES.
2. FASTENERS SHALL BE EQUALLY SPACED OVER HALF THE LENGTH OF THE LAP SPLICE AND 2'–0" MINIMUM.
3. STRAP SHALL BE CENTERED ON SPLICE.
4. BREAK IN PLATES SHALL OCCUR OVER STUDS.
5. USE 10d NAILS WITH STRAPS.

TOP PLATE SPLICE SCHEDULE 5



NOTES:

1. PROVIDE 12GA HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNER WITHIN 8" OF THE SUPPORTER WITHIN ⅛ OF THE LENGTH OF THE END TEE, WHICHEVER IS LESS, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS 8" OR LESS.
2. NAILS AT END OF HORIZONTAL STABILIZERS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTERLINE OF SPAN OF STRUT.
3. STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMONDPOINTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT.
4. FASTEN ANGLE TO WALL STUD OR BLOCKING AS FOLLOWS:
   - 4.1. METAL (20GA MIN) WALL: (1) #10 SMS @ 24" OC MAX
   - 4.2. WOOD STUD WALL: #10x2" LONG WOOD SCREW @ 16" OC MAX

CEILING PERIMETER NTS 3

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APN:024-083-06

PERMIT SET

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Prepared For:

LAKE COUNTY
255 N FORBES STREET
LAKEPORT, CA 95453
APN: 024-083-06

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Endemic Architecture
2424 Blanding Ave., Suite 205
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GENERAL CONTRACTOR
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Title:

MISCELLANEOUS DETAILS

S4.5

From: Garcia, Julian@HCD
To: Michelle Irace; Terre Logsdon; Shannon Heenan; Joseph Cooper; Kati Galvani
Cc: Cornwell, Myriah@HCD; Adams, Angela@HCD; Ella Landis; Lacey Sigmon; Nathaniel Jones
Subject: [EXTERNAL] 18-MIT-RIP Lake County CEST Approval - Kelseyville Senior Center
Date: Tuesday, June 30, 2026 11:52:36 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Hello, Lake County,

The Department of Housing and Community Development (HCD) has accepted the CEST Exemption for following project for the 2018 CDBG-DR Mitigation–Resilient Infrastructure Program:

- Kelseyville Senior Center (18-MITRIP-23007)

Congratulations! This email constitutes notice of an official completion of the project milestone, “Execution of AUGF”, and can now enter the phase of construction. Please save and file this email as evidence of environmental clearance.

Welcome to reply with any questions you may have.

Best,

Julian Garcia
California Department of Housing and Community Development
Disaster Recovery Branch | Division of Federal Financial Assistance
May Lee State Office Complex – Southwest Tower
651 Bannon Street, Suite 800 | Sacramento, CA 95811
Phone: (916) 458-1048

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Kelseyville Senior Center Renovation (Planning Record Number: PL-25-411)

Responsible Entity: County of Lake

Grant Recipient (if different than Responsible Entity): n/a

State/Local Identifier: California, Lake County Public Services Department

Preparer: Michelle Irace, Senior Planner

Certifying Officer Name and Title: Susan Parker, Lake County Administrative Officer

Grant Recipient (if different than Responsible Entity): n/a

Consultant (if applicable): n/a

Direct Comments to: Michelle.Irace@lakecountyca.gov
Community Development Department
Attn: Michelle Irace, Senior Planner
255 N Forbes Street
Lakeport, CA 95453
(707) 263-2221

Attachments:
1. Grant Application, Project Description, and Photos of the Existing Building
2. Site Plans
3. Request for Agency Review and Agency Comment
4. Worksheets, Associated Maps and Information

Project Location: Kelseyville Senior Center, located at 5245 3rd Street, Kelseyville, Assessor's Parcel Number (APN) 024-083-06 (38.978640 N, -122.837935W). The project site is located in downtown Kelseyville, on the corner of Third Street and Saderlund Street. The site is surrounded by commercial and residential uses, as well as the County-maintained pocket park (Pioneer Park), located directly south of the site. Figure 1 includes the location of the project, Figure 2 includes a photo of the existing building from Main Street, Figure 3 provides a site plan for the project, and Figure 4 shows the location of the proposed expansion. Refer to Attachments 1 and 2 for full site plans, as well as additional photos and information.

FIGURE 1. VICINITY MAP

FIGURE 2. EXISTING BUILDING

Description of the Proposed Project [24 CFR 50.21 & 58.32]:

Background. The Kelseyville Senior Center is a facility that is operated by Kelseyville Seniors, Inc., and provides a number of services to residents in the area, including but not limited to: meals, social events, art and music classes, exercise and movement classes, as well as public gatherings and meeting spaces. In 2023, the County of Lake purchased the property with American Rescue Act funds, and leases it back to Kelseyville Seniors, Inc. for continued use of the building.

As a part of its efforts to become a climate resilient community, the County is investing in the facility to become a Community Resource Center in the event of extreme heat events and power outages.

Project Overview. The project involves renovating the existing Senior Center building to create a safe and resilient space for day-to-day operations, as well as for when emergencies and disasters occur. The project would include the following main components:

- Renovation of approximately 2,163 square feet of the existing senior event center building, including a commercial kitchen upgrade.
- New construction of a 435 square foot entry vestibule and office addition (within the existing footprint of the facility and roof).
- Façade improvements including new exterior elevations for the North, South, East, and West building faces, and a new entry vestibule with exterior doors, windows, and framing.
- Roof replacement over the renovated area, including new roof trusses.
- ADA improvements including accessible counters, restrooms, parking reconfiguration, rolled curb and gutter installation, new storm drain infrastructure, sidewalk improvements, and pavement overlay.
- Landscaping totaling 30 square feet, subject to MWELO documentation requirements.
- Electric power generator to accommodate health equipment such as oxygen, continuous positive airway pressure (CPAP) machines, respirators, power wheelchairs, and refrigerators for insulin, during power outage events.

Construction. Construction would take approximately 5-8 months and would be in 7 phases, as described in Table 1 below. All construction activities would be within existing paved areas, parking lots and road/right-of-way. Equipment and materials staging would occur within the existing paved parking lot areas. A total of 25 construction workers are anticipated to complete the work. Hours of construction would be Monday through Friday, from 7:00 a.m. to 7:00 p.m. Construction would occur during the dry season and standard stormwater and erosion control Best Management Practices (BMPs), such as hay waddles and silt fencing, would be deployed as needed. No trees or vegetation would be removed.

The following construction equipment will be required for the project:

- Excavation: Skid-steer loader, mini-excavator (right-of-way and foundation work).
- Concrete equipment: Concrete mixer truck, concrete pump, forms (foundation and curb work).
- Lifts: Scissor lift or boom lift for roof and ceiling work.
- Interior demolition: Reciprocating saws, demolition hammers, hand tools.
- Roofing: Roofing Nailer articulation lift for parapet/overhang work.
- Paving: Asphalt paver, compactor, plate compactor, dump trucks.
- Utility work: Trenching machine or mini-excavator for storm drain installation.

- Dumpsters / Roll-offs: Multiple on-site for demolition debris staging.
- Delivery vehicles: Flatbed trucks for structural materials, roofing materials, and equipment.
- Concrete washout area shown on erosion control plan C8.

Local Approval. County projects are exempt from provisions of the Lake County Zoning Code (Article 2, Section 2.4(b)(4). Therefore, discretionary review is not required for the renovation. However, a General Plan Conformity (GPC) is required under Government Code 65402 (a), which states that no real property shall be acquired, disposed of, or constructed by public agencies for public purposes, until the location, purpose and extent of such action has been submitted to and reported upon by the planning agency (Planning Commission, in this case) as to conformity with said adopted general plan or part thereof.

Table 1. Estimated Construction Phases and Timelines

Phase	Estimated Duration / Description
Phase 1 - Mobilization & Demolition	2 to 4 weeks. Site staging, temporary facilities, interior demolition of finishes and partition walls, structural roof demolition, removal of existing shed roof, site preparation along street frontages.
Phase 2 - Structural / Foundation Work	3 to 6 weeks. New foundation for addition, CMU wall work, new framing, structural upgrades per structural engineer's plans.
Phase 3 - New Roof System	2 to 4 weeks. New roof truss installation (deferred submittal), roofing, underlayment, waterproofing, gutters, and downspouts.
Phase 4 - MEP Rough-In	3 to 5 weeks. Rough plumbing, electrical, mechanical (HVAC), and fire sprinkler work throughout building.
Phase 5 - Interior Build-Out	4 to 8 weeks. Framing, insulation, gypsum board, commercial kitchen equipment, casework, finishes, accessibility features, restrooms, lighting, power.
Phase 6 - Site / Civil Work	3 to 6 weeks. Street improvements (pavement, curb/gutter, sidewalk), ADA parking stall, storm drain installation, trench drain, junction box, grading, and erosion control.
Phase 7 - Landscaping & Closeout	1 to 2 weeks. 30 sf landscape installation, final inspections, punch list, commissioning.
TOTAL ESTIMATED RANGE	Approximately 5 to 8 months, assuming continuous work, no major weather delays, timely inspection scheduling, and prompt resolution of deferred submittals.

FIGURE 3, SITE PLAN SHOWING PROJECT LIMITS

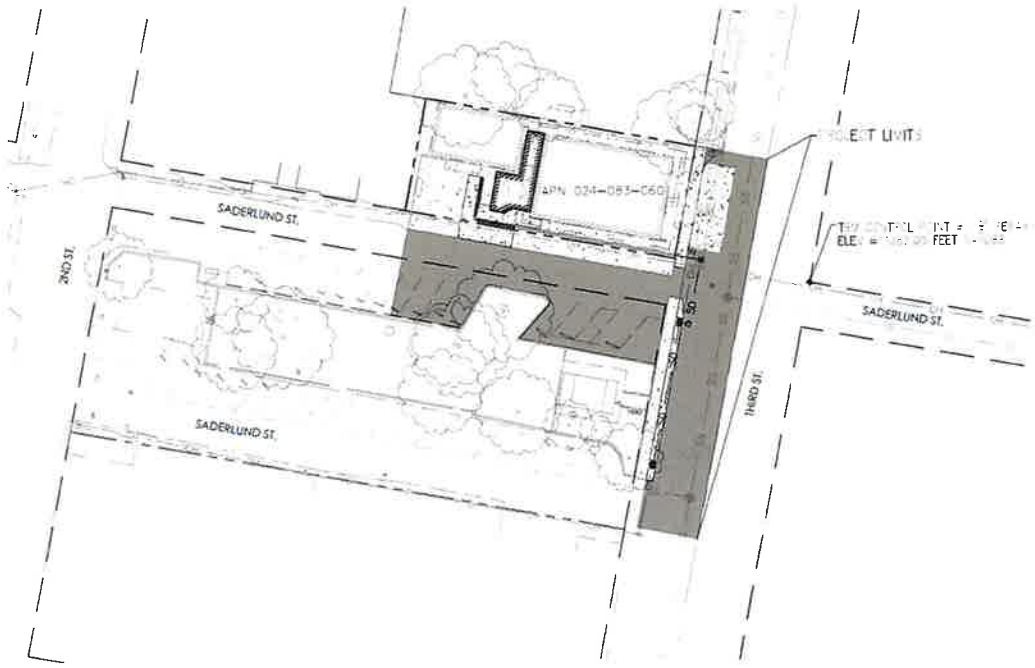


FIGURE 4. AREA OF PROPOSED EXPANSION

Agency Review and Comment:
On May 7, 2026, the County sent a Request for Agency Review (RFR) to the following departments and agencies. No adverse comments or concerns were received from commenting agencies. The County will obtain all required permits, such as those from Environmental Health, Air Quality, etc. Comments are included in Attachment 3.

County
- Air Quality Management District
- Building Division
- Public Works
- Environmental Health
- Water Resources
- Public Services
- Special Districts
- Surveyor
- Environmental Health
- Kelseyville Fire Protection District

State
- Caltrans
- CalFire
- CA Dept Fish & Wildlife
- State Water Board
- Northwest Information Center (CHRIS center, housed at Sonoma State University)

Federal
- Local Tribal Governments
- Native American Heritage Commission
- US Army Corps of Engineers
- US Fish and Wildlife Service
- Bureau of Land Management

Other
- PG&E
- Local Town Hall
- Audubon Society

Level of Environmental Review Determination:

NEPA. The project activities can be Categorically Excluded per the following subsections of 24 CFR §58.5. The applicable sections are identified in bold text.

(a) Categorical exclusions subject to § 58.5. The project activities are categorically excluded under NEPA, but may be subject to review under authorities listed in § 58.5:

(1) Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).

(2) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.
(3) Rehabilitation of buildings and improvements when the following conditions are met:
(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed;
(ii) In the case of multifamily residential buildings:
(A) Unit density is not changed more than 20 percent;
(B) The project does not involve changes in land use from residential to non-residential; and
(C) The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.
(iii) In the case of non-residential structures, including commercial, industrial, and public buildings:
(A) The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and
(B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.

The project involves renovation and a minor addition to an existing public building. The addition (proposed within the footprint of the existing roofline) totals 435 sf., which is less than 20% of the existing building. Lastly, the project would not result in a change if use.

CEQA. The proposed project is exempt from further environmental review under the California Environmental Quality Act (CEQA), pursuant to California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 "Existing Facilities", Class 1 (e)(1). This exemption allows several activities related to existing facilities, including but not limited to the following:

a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;*
b) *Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;*
c) *Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities;*
d) *Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety;*
e) *Additions to existing structures provided that the addition will not result in an increase of more than:*
    (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
    (2) 10,000 square feet if:
        (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
        (B) The area in which the project is located is not environmentally sensitive.

The project includes renovation of an existing public structure and utilities (sidewalk and storm drain infrastructure, etc.), that includes a minor expansion (435 sf) within the existing footprint of the roof. The site is not environmentally sensitive and does contain any of the exceptions described in CEQA Guidelines Section 15300.2 that would prevent use of this exemption. A

Notice of Exemption will be filed by the County after approval of the project (General Plan Conformity) by the Planning Commission.

Funding Information:

CDBG-MIT-Resilient Infrastructure Program, 2018 Notice of Funding Availability, The County of Lake, *Kelseyville Senior Center*, Contract No. 18-MIT-RIP 23007

Grant Number	HUD Program	Funding Amount
18-MITRIP-23005	CDBG	$1,040,251.90
AARPA		$264,500.00

Estimated Total HUD Funded Amount:
$1,040,251.90

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
$1,768,125.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	There are no military airports in Lake County according to the EPA NEPAssist. The closest civil airport is Lampson Airport located at 600 Sky Park Dr, Lakeport, CA 95453, which is approximately 4 nautical miles west from the project site. The nearest military airport is Travis Airforce Base, located at 690 Airmen Dr, Travis AFB, CA 94535, approximately 72 miles south of the project site. Refer the Worksheet and maps in Attachment 4. Due to the distance of the project from the noted airports and nature of the project, there will be no significant impact on airports.

		NEPAssist *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	N/A. California is not listed as one of the states containing a Coastal Barrier Resource unit. No impact. See Worksheet and map in Attachment 4. *CRBS Mapper* *https://fwsprimary.wim.usgs.gov/cbrs-mapper-v2/*
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The proposed project includes improvements to an existing structure, not located within a FEMA Special Flood Hazard Area of the site. Kelsey Creek, which is located in an AE Flood zone, is located approximately 1,000 ft southwest of the project. No impact would occur. The Worksheet and Firmette maps are included in Attachment 4. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx* *County of Lake GIS Portal* *https://gis.lakecountyca.gov/portal/apps*
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project site is located within the Lake County Air Basin, regulated by the Lake County Air Quality Management District (LCAQMD). The air basin is in attainment (since 1990) for all federal and state ambient air quality standards, and as such, the LCAQMD does not maintain a formal Air Quality Management Plan (AQMP). Instead, emissions and compliance are governed by LCAQMD Rules and Regulations. Construction equipment would include, but is not limited to, an excavator, skid steer, boom lift, concrete mixer, auger, asphalt paver, forklift, roller, flatbed trucks, concrete mixer and hand tools. The project was routed to the Lake County Air Quality Management District for comment and none were received. Regardless, the

		County will obtain required air quality permits and complete construction in compliance with LCAQMD requirements for demolition and new construction, dust control rules, and other best practices to ensure the Project does not conflict with any air quality policies or contribute to regional nonattainment. As such, the Project would not conflict with or obstruct implementation of the applicable LCAQMD Rules and Regulations. No significant impact would occur. See Worksheet and map in Attachment 4. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx* *Lake County Air Quality Management District Home - LCAQMD*
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	N/A. The project site is inland approximately 68 miles east of the Pacific Coast according to EPA NEPAssist. See map Worksheet in Attachment 4. No Impact. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	N/A. The project is not a multifamily or residential housing project. The project involves improvements to an existing structure. According to NEPAssist, there are zero (0) Superfund Sites, 15 sites that generate Hazardous Waste, and 3 Water Dischargers (NPDES). The closest sites are a school bus garage, fire station and auto repair service, that are located between 200 to 400ft from the project site. Project activities will be confined to the project parcel and hazardous materials associated with the noted sites would not impact the project. See map and Worksheet in Attachment 4. No Impact. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*

Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	According to the CA Dept of Fish and Wildlife's Natural Diversity Database (CNDDB), habitat may exist within the project area for the following plant species: Grassland suncup, which holds a California Native Plant Society ranking of 1B.2 for being rare, but no formal state or federal ranking. The entire project site, adjacent roadway and parking areas where work would occur are paved and do not contain vegetation or habitat to support this species. No other sensitive species are noted within the CNDDB as occurring within the project site. Additionally, according to the US Fish and Wildlife's Service IPAC database, no critical habitat exists on site or in the vicinity. However, the IPAC database does list the following species as having potential to occur in the area: • Birds/Raptors: Northern Spotted Owl (Federally Threatened). • Reptiles: Northwestern Pond Turtle (Federally Proposed as Threatened). • Fish: Clear Lake hitch (Federally Proposed as Threatened). • Insects: Monarch Butterfly (Federally Proposed as Threatened). • Crustacean: Conservancy Fairy shrimp (Federally Endangered). • Plants: Burke's Goldfields, Few-Flowered navarretia, Many-Flowered navarretia (all Federally Endangered), and Slender Orcutt grass (Federally Threatened). As previously discussed, the project site is in downtown Kelseyville and is disturbed with existing buildings, roads, sidewalks and a parking lot. The entire site is paved and does not contain vegetation. The project does not propose removal of vegetation or trees, which could typically provide habitat for the noted birds and insects. Additionally, there is no riparian habitat or creeks on-site that would support the noted fish or crustaceans. The nearest creek is Kelsey Creek, located approximately 1,000 ft southeast of the project site. No Impact. See maps, information and Worksheet in Attachment 4.

		USFWS Information for Planning and Consultation (IPAC) https://ipac.ecosphere.fws.gov/location/VEBVERYGDBENBKMHVMGQQCX7GE/resources *CA Dept of Fish and Wildlife CNDDB, Rare Find* https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx#
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	N/A. The project is not a multifamily or residential housing project, nor does not include development of a hazardous facility, or development, construction, and rehabilitation that will increase residential densities, or conversion. The project involves improvements to an existing structure. According to NEPAssist, there are zero (0) Superfund Sites, 15 sites that generate Hazardous Waste, and 3 Water Dischargers (NPDES). The closest sites are a school bus garage, fire station and auto repair service, that are located between 200 to 400ft from the project site. Project activities will be confined to the project parcel and hazardous materials associated with the noted sites would not impact the project. See Worksheet in Attachment 4. No Impact.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	N/A. The site does not contain ag lands, uses, or zoning (such as Agriculture or Agriculture Preserve Zone). The site is designated as "Community Commercial" (C2) and is surrounded by Low Density Residential (R1). The project site is owned by the County of Lake and developed with a public facility (Senior Center). The site does not contain an agricultural use/lands. This is also supported by the CA Dept of Conservation's Important Farmland Mapper, as the site is "Urban/Built Up Land" and does not contain prime ag land of local or state importance. *CA Important Farmland Mapper* https://maps.conservation.ca.gov/DLRP/CIFF/

		County of Lake GIS Portal https://gis.lakecountyca.gov/portal/apps
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	N/A. The project does not include floodplain management. The proposed project includes improvements to an existing structure that is not located in a floodplain. The Worksheet and Firmette maps are included in Attachment 4. No Impact. *NEPAssist* https://nepassisttool.epa.gov/nepassist/nepamap.aspx *County of Lake GIS Portal* https://gis.lakecountyca.gov/portal/apps
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	N/A. According to NEPAssist and the National Register of Historic Places, there are no historic structures/places within 3,000 ft of the project parcel. The closest local historic building is the St. Peter Roman Catholic Church, located at 4085 Main Street, Kelseyville, approximately 600 ft away. None of the project components would be in proximity to the structure and no impact would occur. As such, there is no potential for the project to cause effects to historic resources and Section 106 consultation is not required. Regardless, the County sent the agency referral to the 11 local tribes, the NAHC and the SHPO for comment (Attachment 3). No Impact. See map, National Historic Register properties list, and Worksheet in Attachment 4. *NEPAssist* https://nepassisttool.epa.gov/nepassist/nepamap.aspx *National Register of Historic Places* https://www.nps.gov/subjects/nationalregister/database-research.htm *Lake County Register of Local Historic Places (List omitted from attachments for confidentiality, but a map is provided)*

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	N/A. This section of the regulations are intended to protect new residential uses and other from exposure to loud noises that would exceed 'allowable' levels. This is not applicable to the project, as the project does not create housing or rehabilitate a residential property. Additionally, the project site is not located within a high noise area as defined by HUD, as there are no major roadways (within 1,000 feet), railroads (within 3,000 feet), and military or FAA-regulated airfields (with 15 miles) in the vicinity of the project. According to NEPAssist, there are two churches and two schools within 3,000ft of the parcel. The nearest school (Gard Street Elementary) is approximately 800 feet northwest of the site and the nearest church (St. Peter Roman Catholic Church) is approximately 650 south of the site. Construction equipment would include, but is not limited to, an excavator, skid steer, boom lift, concrete mixer, auger, asphalt paver, forklift, roller, flatbed trucks, concrete mixer and hand tools. Hours of construction would be Monday through Friday, from 7:00 a.m. to 7:00 p.m., over a 5-8 month period (in 7 phases). The site is located in downtown Kelseyville, which is developed with commercial and residential areas, contributing to daytime noise levels typical of such uses. The project would comply with the Lake County Code, Chapter 15, Article I, which regulates noise levels, and would not adversely impact the surrounding environment or uses over the temporary construction period. See Worksheet in Attachment 4. *Lake County Municipal Code Noise Regulations* *https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH15RE* *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*

Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	N/A. The project includes rehabilitation/improvement of an existing building and ancillary facilities. Additionally, there are no sole source aquifers within 3,000ft of the project. The nearest sole source aquifer is the Santa Margarita Aquifer, Scotts Valley (ID No. SSA59), approximately 136 miles south of the project. See attached map. No Impact *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The project site is in downtown Kelseyville and is disturbed with existing buildings, roads, sidewalks and a parking lot. The entire site is paved and does not contain vegetation or water features, including wetlands. According to NEPAssist and the National Wetlands Inventory, the nearest wetland habitats are Kelsey Creek (Riverine Wetland habitat), located approximately 1,000 ft southeast of the project site; and Cole Creek (Riverine Wetland Habitat), located approximately 2,051 feet east of the project site. The project would completely avoid these features due to the distance and location of them in comparison to the project site. See Worksheet and map in Attachment 4. No impact. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx* *National Wetlands Inventory* *https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/*
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	N/A. According to NEPAssist, the nearest wild and scenic river is the Eel River, located approximately 40 miles north of the project site. No Impact. See map and Worksheet in Attachment 4. *NEPAssist* *https://nepassisttool.epa.gov/nepassist/nepamap.aspx*

Field Inspection (Date and completed by)**:** April 17, 2026, completed by Michelle Irace, Senior Planner.

Summary of Findings and Conclusions:

NEPA. The project involves renovating the existing Senior Center building to create a safe and resilient space for day-to-day operations, as well as for when emergencies and disasters occur. The site is previously disturbed and based on the analysis provided above (and supported by the information and Worksheets in Attachment 4), the project would have no effect on any resources discussed above. The project referred to departments and agencies with jurisdiction over the project and no adverse comments were received.

The Lake County Community Development Department, Planning Division, finds that the project may be Categorically Excluded per 24 CFR §58.5(a)(1), which includes improvement and reconstruction of public facilities and improvements (other than buildings) such as replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets); and §58.5(a)(3)(iii), where in the case of non-residential structures, including commercial, industrial, and public buildings: (A) The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and (B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.

CEQA. The proposed renovation (project) is exempt from further environmental review Pursuant to California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 "Existing Facilities", Class 1 (e)(1). As further described above under the "Level of Environmental Review Determination" Section, this exemption allows additions and modifications to existing structures and infrastructure; and the project meets all requirements of this exemption. A Notice of Exemption will be filed after the General Plan Conformity is approved by the Lake County Planning Commission.

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	N/A

Determination:

☒ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR

☐ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR

☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Michelle Irace Date: 6/10/26

Name/Title/Organization: Michelle Irace, Senior Planner, Lake County Community Development Department

Responsible Entity Agency Official Signature:

Susan Parker (Jun 11, 2026 08:50:27 PDT) Date: Jun 11, 2026

Name/Title: Susan Parker, Lake County Chief Administration Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. **To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

   ☐Yes → *Continue to Question 2.*

2. **Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

   ☐Yes, project is in an APZ → *Continue to Question 3.*

   ☐Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

   ☐No, project is not within an APZ or RPZ/CZ

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. **Is the project in conformance with DOD guidelines for APZ?**

   ☐Yes, project is consistent with DOD guidelines without further action.

   Explain how you determined that the project is consistent:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

<u>Worksheet Summary</u>

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

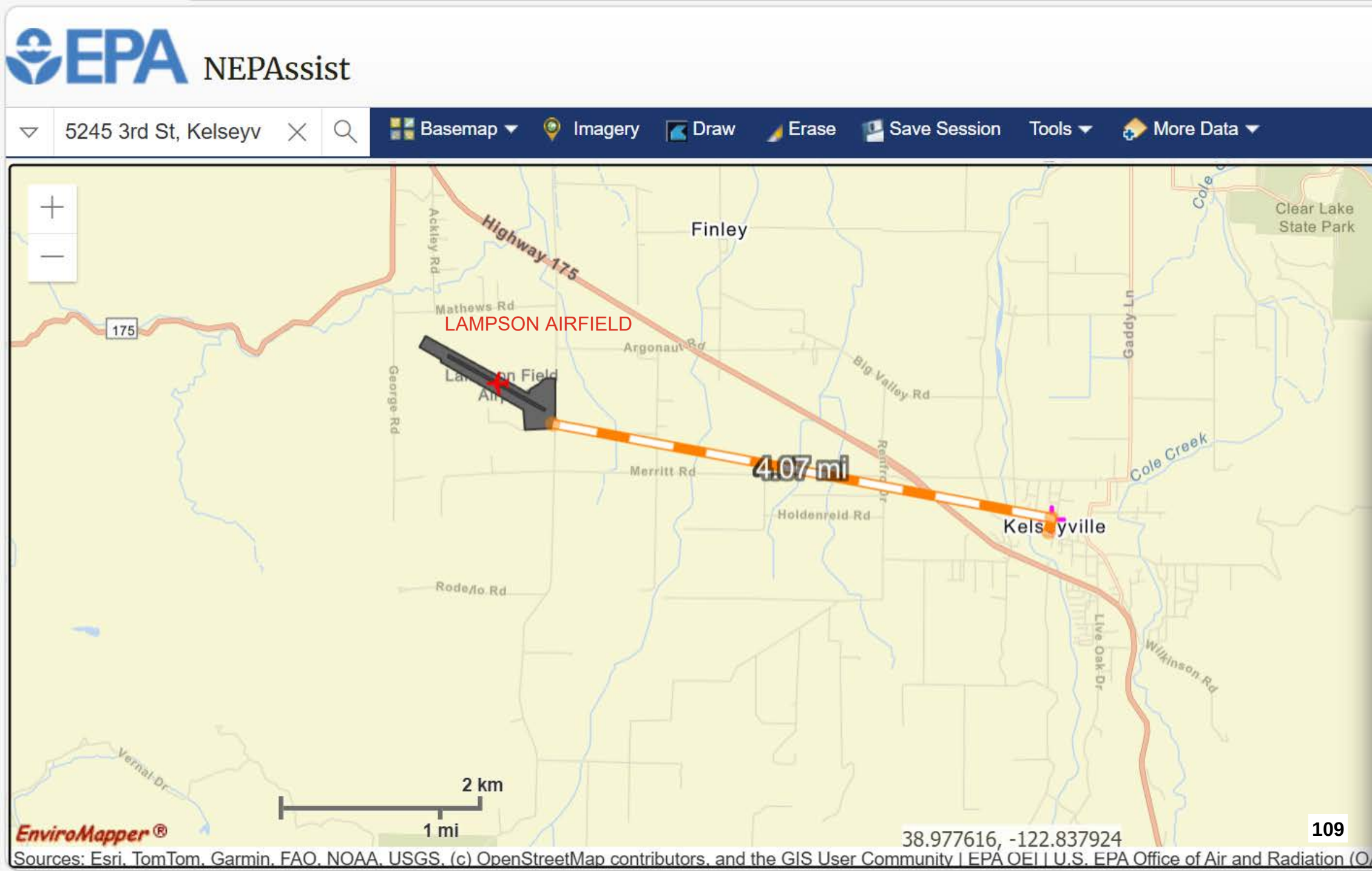
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are no military airports in Lake County according to the EPA NEPAssist. The closest civil airport is Lampson Airport located at 600 Sky Park Dr, Lakeport, CA 95453, which is approximately 4 nautical miles west from the project site. The nearest military airport is Travis Airforce Base, located at 690 Airmen Dr, Travis AFB, CA 94535, approximately 72 miles south of the project site. See attached maps. Due to the distance of the project from the noted airports and nature of the project (paving existing parking lot), there will be no significant impact on airports.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No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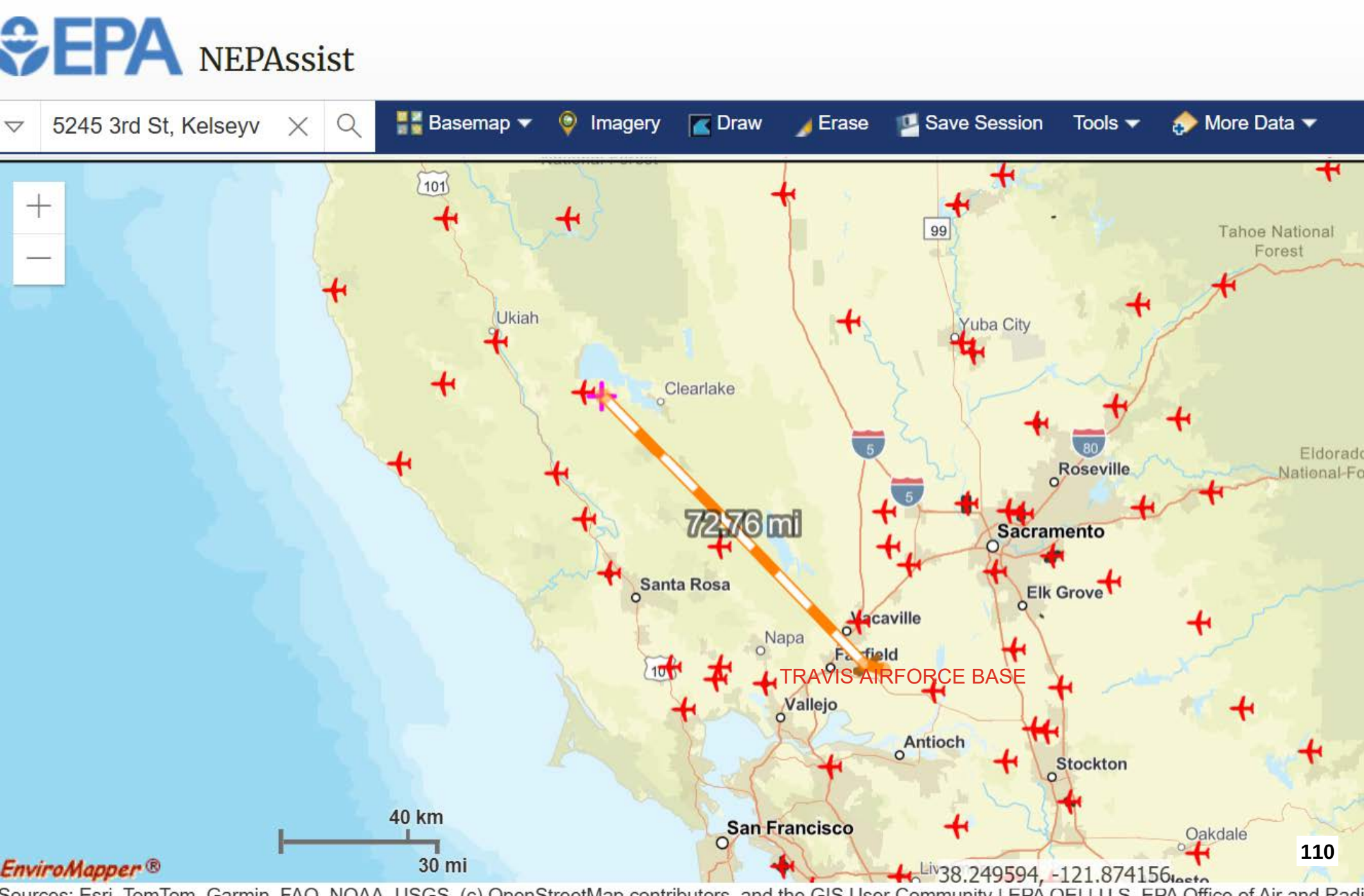
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community | EPA OEI | U.S. EPA Office of Air and Radiation (O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Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

1. **Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

   ☒ Yes

   → *Continue to Question 2.*

   ☐ No

   Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Air Quality Attainment Status of Project's County or Air Quality Management District

2. **Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**
   Follow the link below to determine compliance status of project county or air quality management district:
   http://www.epa.gov/oaqps001/greenbk/

   ☒ No, project's county or air quality management district is in attainment status for all criteria pollutants

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

The Project site is located within the Lake County Air Basin, regulated by the Lake County Air Quality Management District (LCAQMD). The air basin is in attainment (since 1990) for all federal and state ambient air quality standards, and as such, the LCAQMD does not maintain a formal Air Quality Management Plan (AQMP). Instead, emissions and compliance are governed by LCAQMD Rules and Regulations. See below discussion.

→ *Continue to Question 3.*

3. **Determine the <u>estimated emissions levels of your project for each of those criteria pollutants</u> that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis or threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

☐ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed de minimis or threshold emissions.*

☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

4. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project site is located within the Lake County Air Basin, regulated by the Lake County Air Quality Management District (LCAQMD). The air basin is in attainment (since 1990) for all federal and state ambient air quality standards, and as such, the LCAQMD does not maintain a formal Air Quality Management Plan (AQMP). Instead, emissions and compliance are governed by LCAQMD Rules and Regulations.

Construction would occur over an eight month period in seven phases. Equipment would include, but is not limited to, an excavator, skid steer, boom lift, concrete mixer, auger, asphalt paver, forklift, roller, flatbed trucks, concrete mixer and hand tools.

The project was routed to the Lake County Air Quality Management District for comment and none were received. Regardless, the County will obtain required air quality permits and complete construction in compliance with LCAQMD requirements for demolition and new construction, dust control rules, and other best practices to ensure the Project does not conflict with any air quality policies or contribute to regional nonattainment. As such, the Project would not conflict with or obstruct implementation of the applicable LCAQMD Rules and Regulations. No significant impact would occur.

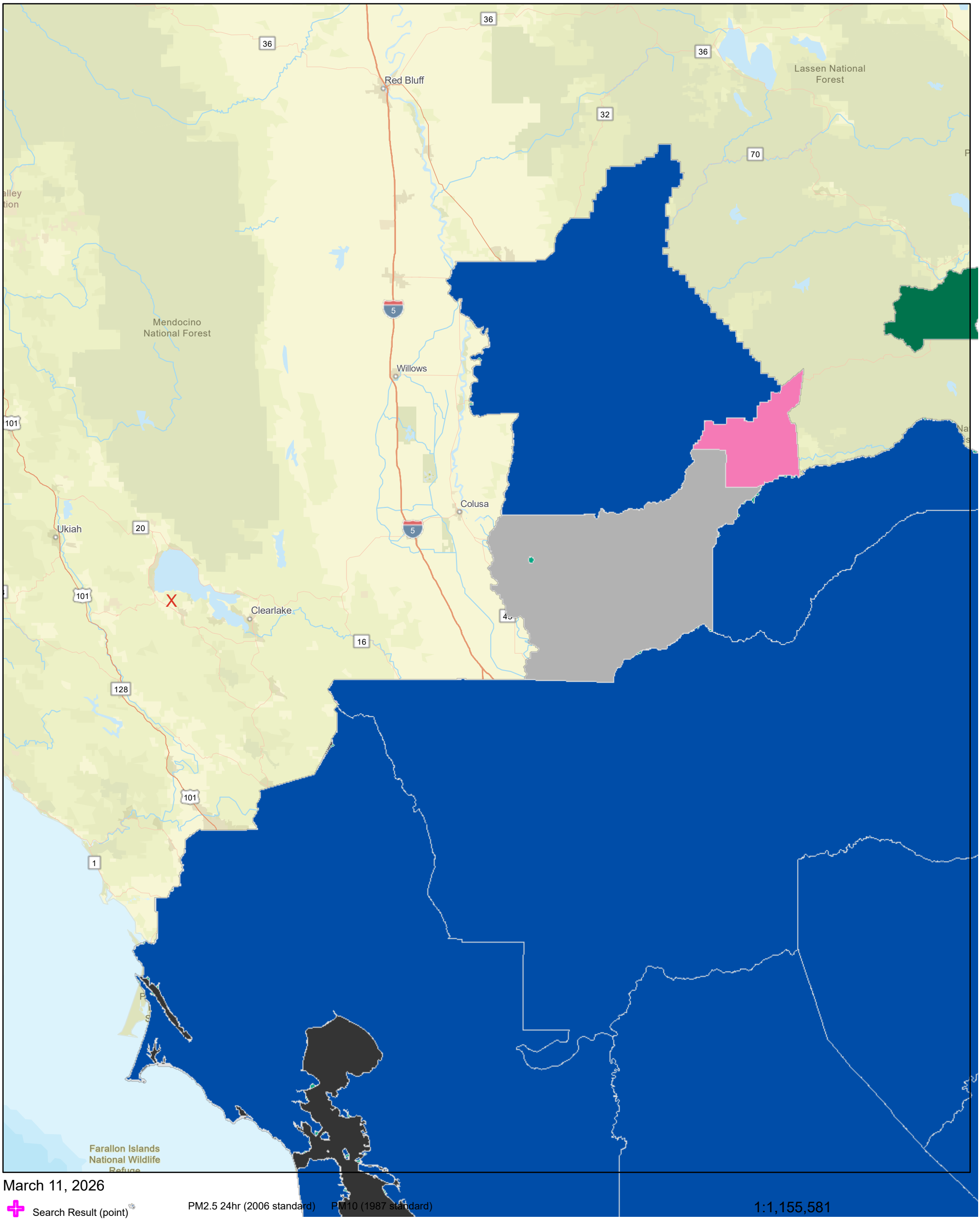
NEPAssist https://nepassisttool.epa.gov/nepassist/nepamap.aspx
Lake County Air Quality Management District Home - LCAQMD

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Non-Attainment Areas



March 11, 2026

Search Result (point)

Ozone 8-hr (1997 standard)

Nonattainment (NAAQS revoked)

Ozone 8-hr (2008 standard)

Nonattainment

Ozone 8-hr (2015 Standard)

Nonattainment

PM2.5 24hr (2006 standard)

Maintenance

Nonattainment

PM2.5 Annual (1997 standard)

Nonattainment

PM2.5 Annual (2012 standard)

Nonattainment

PM10 (1987 standard)

Maintenance

CO (1971 Standard)

Maintenance

Ozone 1-hr (1979 standard-revoked)

Nonattainment (NAAQS revoked)

1:1,155,581

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U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. **Is the project located in a CBRS Unit?**

☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

☐Yes → *Continue to Question 2.*

> Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see 16 USC 3505 for exceptions to limitations on expenditures).

2. **Indicate your selected course of action.**

☐ After consultation with the FWS the project was given approval to continue

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

☐ Project was not given approval

Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

California is not listed as one of the states containing a CBRS unit. No impact.

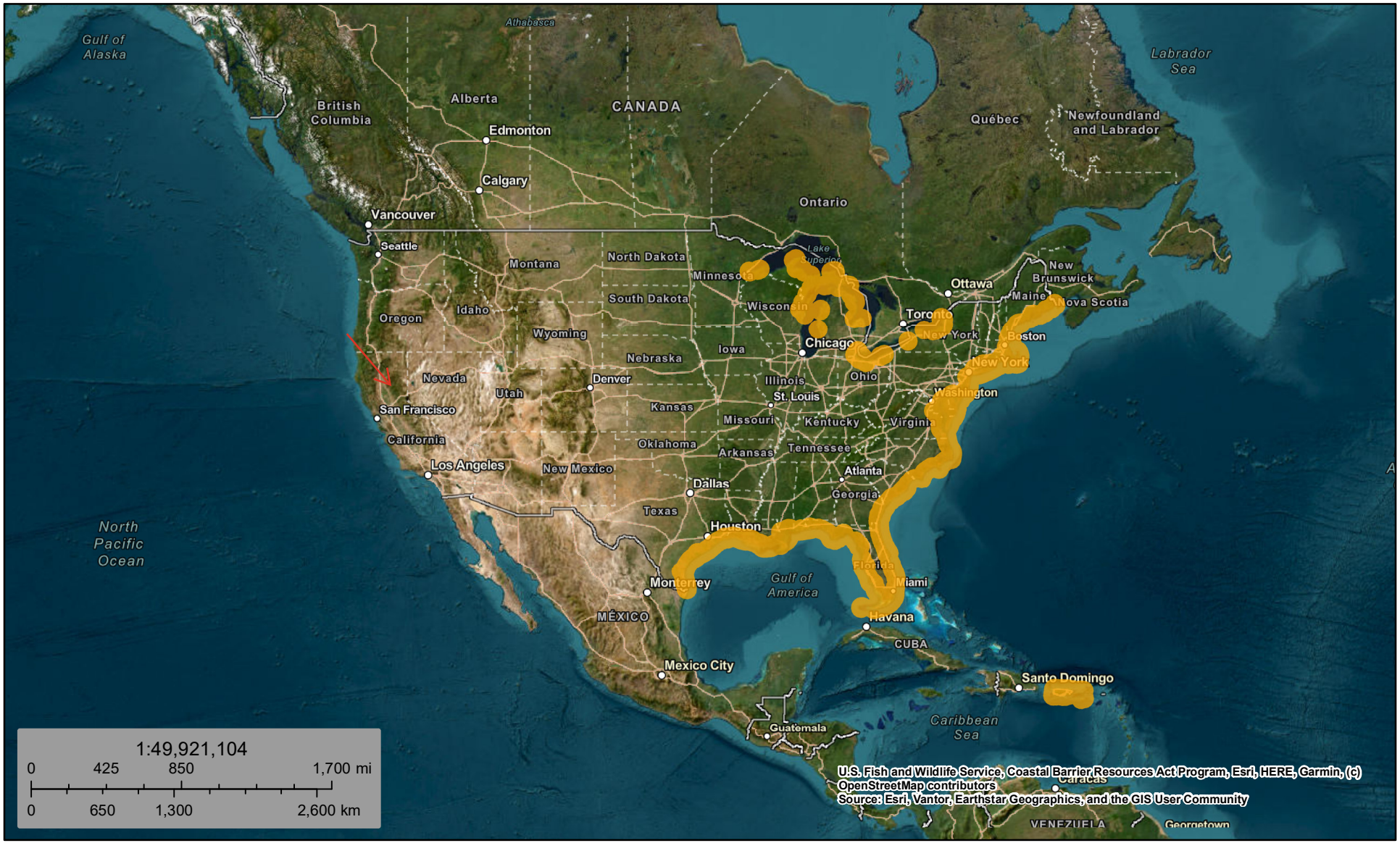
Are formal compliance steps or mitigation required?

☐ Yes

☒ No

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

Coastal Barrier Resources Mappe



March 11, 2026

Generalized Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. **Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

   ☐Yes → *Continue to Question 2.*

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.*

2. **Does this project include activities that are subject to state review**?

   ☐Yes → *Continue to Question 3.*

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

3. **Has this project been determined to be consistent with the State Coastal Management Program**?

   ☐Yes, with mitigation. → *Continue to Question 4.*

   ☐Yes, without mitigation. → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐No, project must be canceled.

Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

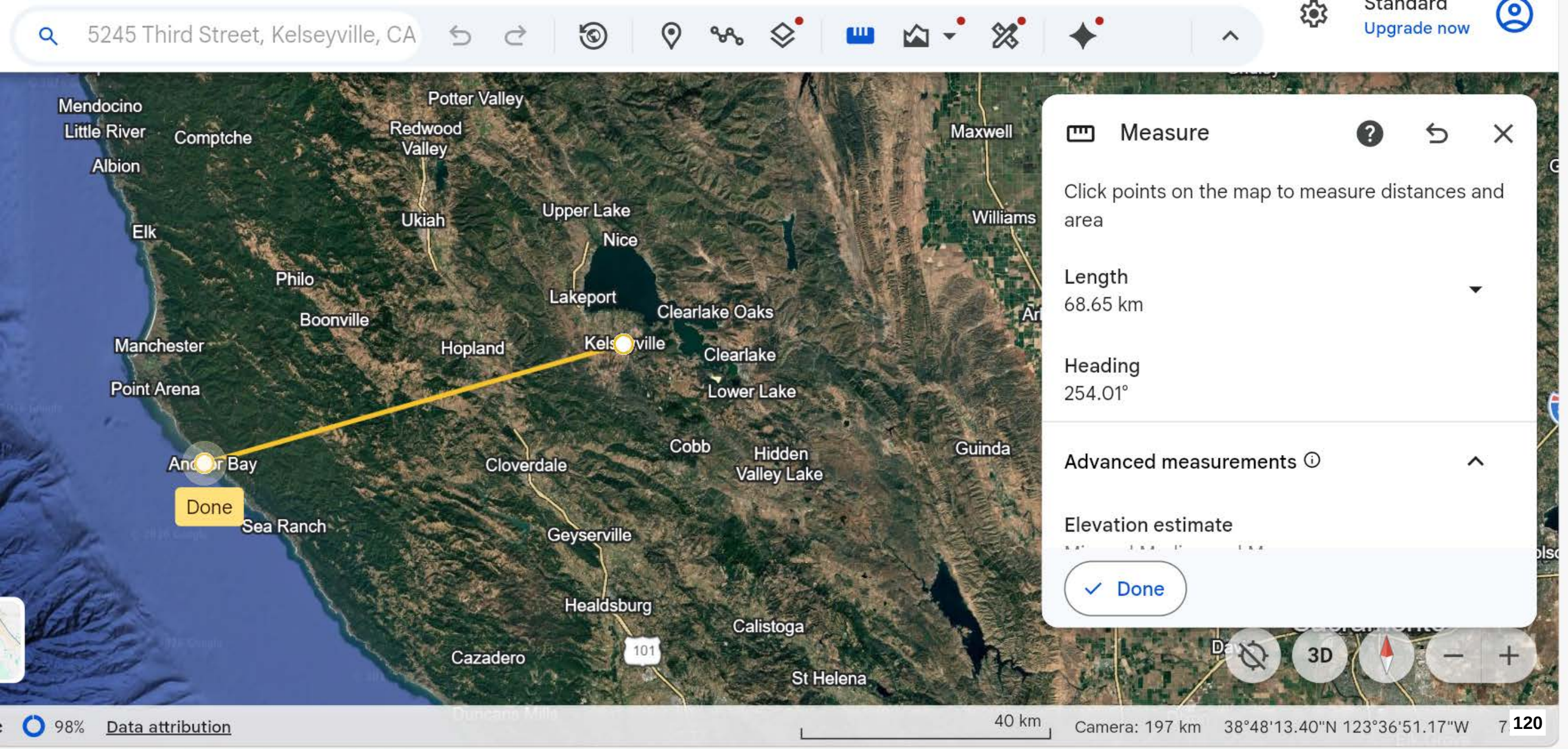
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project site is inland approximately 68 miles east of the Pacific Coast according to EPA NEPAssist. See attached map. No Impact.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No


5245 Third Street, Kelseyville, CA
Standard
Upgrade now
Measure
Click points on the map to measure distances and area
Length
68.65 km
Heading
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Advanced measurements
Elevation estimate
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Mendocino
Little River
Comptche
Albion
Potter Valley
Redwood Valley
Ukiah
Upper Lake
Nice
Elk
Philo
Lakeport
Clearlake Oaks
Boonville
Manchester
Hopland
Clearlake
Point Arena
Lower Lake
Cobb
Hidden Valley Lake
Guinda
Cloverdale
Sea Ranch
Geyserville
Healdsburg
Calistoga
Cazadero
St Helena
Maxwell
Williams
101
3D
98%
Data attribution
40 km
Camera: 197 km
38°48'13.40"N 123°36'51.17"W

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. **Does the project involve any activities that have the potential to affect species or habitats?**

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. **Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the FWS Website or you may contact your local FWS and/or NMFS offices directly.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☒Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☒No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☐May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological assessment, evaluation, or equivalent document

(2) Biological opinion(s) issued by FWS and/or NMFS

(3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐Mitigation as follows will be implemented:

☒No mitigation is necessary.

Explain why mitigation will not be made here:

As discussed further below, the project site is in downtown Kelseyville and is disturbed with existing buildings, roads, sidewalks and a parking lot. The entire site is paved and does not contain vegetation. The project does not propose removal of vegetation or trees, which could typically provide habitat for the noted special status species that are documented with a potential to occur in the larger project area.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the CA Dept of Fish and Wildlife's Natural Diversity Database (CNDDB), habitat may exist within the project area for the following plant species:

Grassland suncup, which holds a California Native Plant Society ranking of 1B.2 for being rare, but no formal state or federal ranking. The entire project site, adjacent roadway and parking areas where work would occur are paved and do not contain vegetation or habitat to support this species. No other sensitive species are noted within the CNDDB as occurring within the project site.

Additionally, according to the US Fish and Wildlife's Service IPAC database, no critical habitat exists on site or in the vicinity. However, the IPAC database does list the following species as having potential to occur in the area:

- Birds/Raptors: Northern Spotted Owl (Federally Threatened).
- Reptiles: Northwestern Pond Turtle (Federally Proposed as Threatened).
- Fish: Clear Lake hitch (Federally Proposed as Threatened).
- Insects: Monarch Butterfly (Federally Proposed as Threatened).
- Crustacean: Conservancy Fairy shrimp (Federally Endangered).
- Plants: Burke's Goldfields, Few-Flowered navarretia, Many-Flowered navarretia (all Federally Endangered), and Slender Orcutt grass (Federally Threatened).

As previously discussed, the project site is in downtown Kelseyville and is disturbed with existing buildings, roads, sidewalks and a parking lot. The entire site is paved and does not contain vegetation. The project does not propose removal of vegetation or trees, which could typically provide habitat for the noted birds and insects. Additionally, there is no riparian habitat or creeks on-site that would support the noted fish or crustaceans. The nearest creek is Kelsey Creek, located approximately 1,000 ft southeast of the project site.

No Impact.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Contents

- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)

Add BIOS Layers

Reference Layers

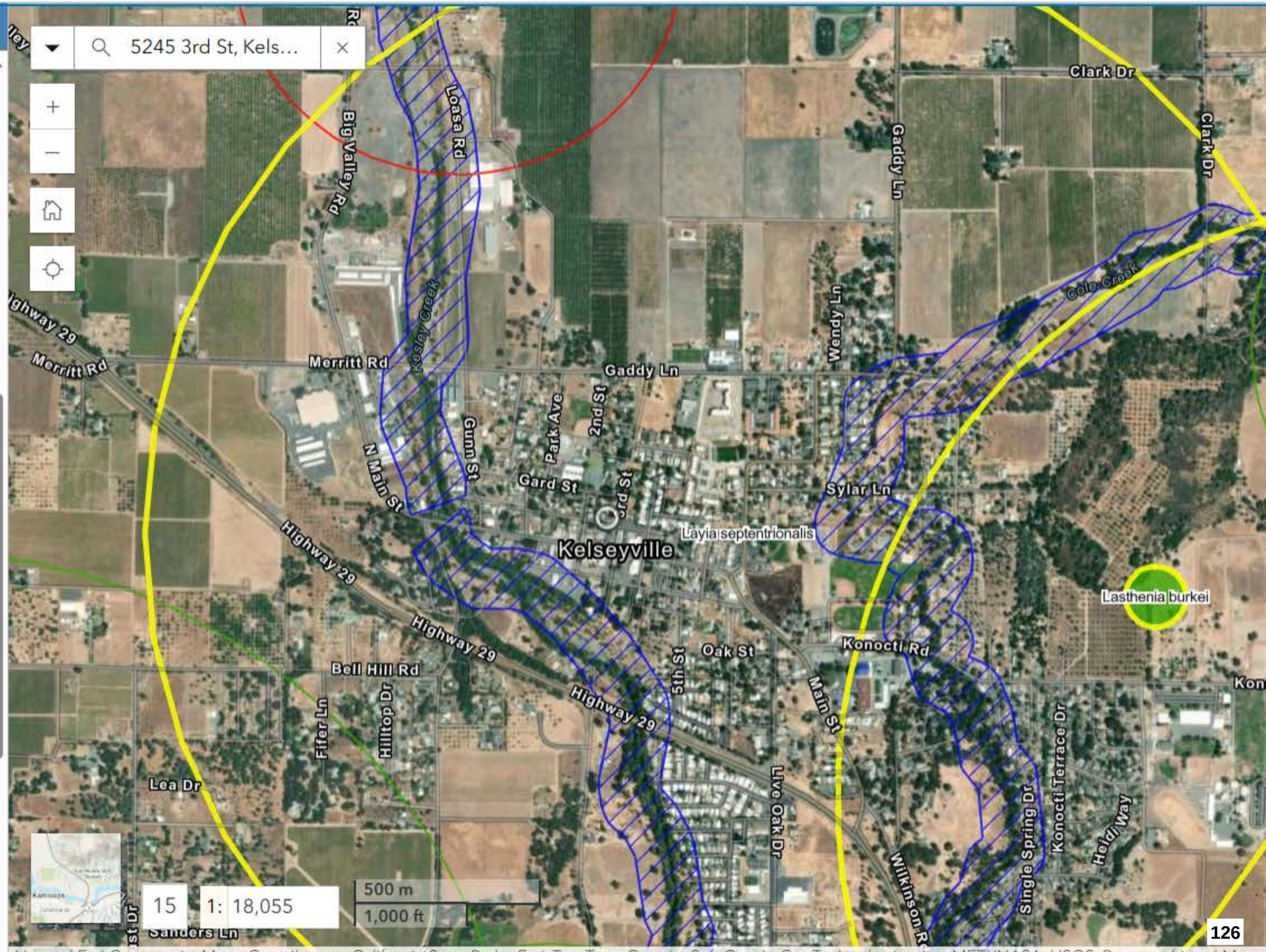
Cultural

Geopolitical

Hydrography

- California Stream Gages ···
- California Lakes ···
- California Streams ···

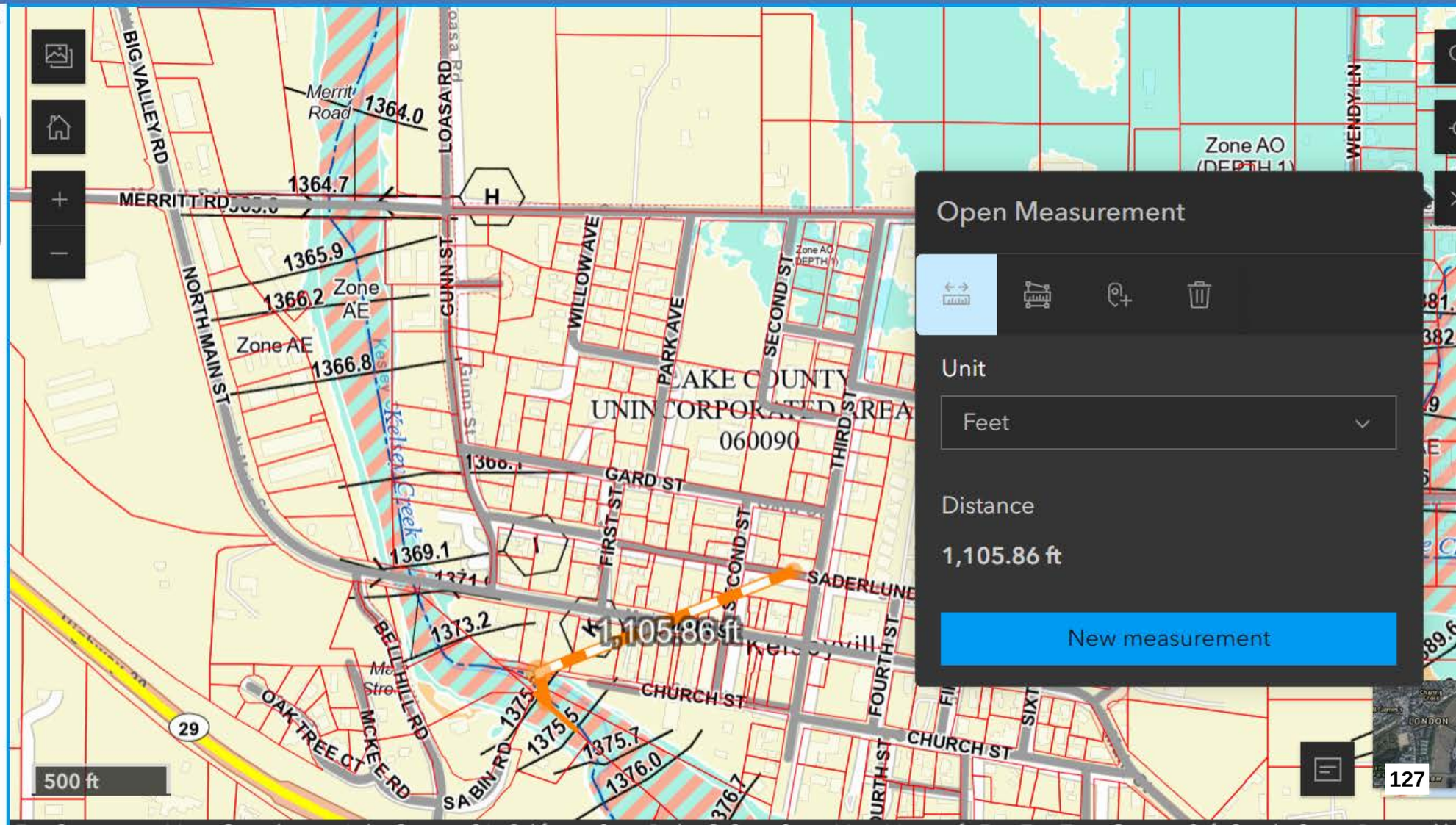
▷ *National Hydrography Dataset Plus High Resolution*



https://gis.lakecountyca.gov/portal/apps/instant/sidebar/index.html?appid=6936e87b505f4d7fa3f24f0977ddab2f

Parcel Viewer v3

- Soils (NRCS)
- Serpentine Soils
- Geothermal Setback
- Community Growth Boundaries
- Planning Areas
- Zero Rumsey
- National Flood Hazard Layer (NFHL) FIRMette
  - NFHL Availability
  - FIRM Panels



IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Lake County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Northern Spotted Owl Strix occidentalis caurina Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1123	Threatened

Reptiles

NAME	STATUS
Northwestern Pond Turtle Actinemys marmorata Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Fishes

NAME	STATUS
Clear Lake Hitch Lavinia exilicauda chi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9298	Proposed Threatened

NOT FOR CONSULTATION

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp Branchinecta conservatio Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8246	Endangered

Flowering Plants

NAME	STATUS
Burke's Goldfields Lasthenia burkei Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4338	Endangered
Few-flowered Navarretia Navarretia leucocephala ssp. pauciflora (=N. pauciflora) Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8242	Endangered
Many-flowered Navarretia Navarretia leucocephala ssp. plieantha Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2491	Endangered
Slender Orcutt Grass Orcuttia tenuis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1063	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

NOT FOR CONSULTATION

- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

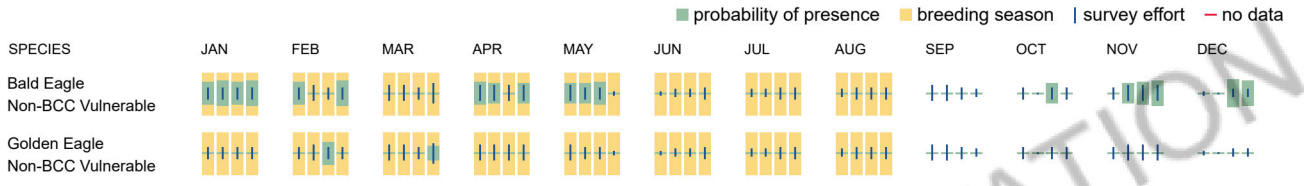
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

NOT FOR CONSULTATION

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31

NOT FOR CONSULTATION

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Heermann's Gull Larus heermanni — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5513

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe Aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

NOT FOR CONSULTATION

Western Gull Larus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 21 to Aug 25
Western Screech-owl Megascops kennicottii cardonensis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jun 30
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

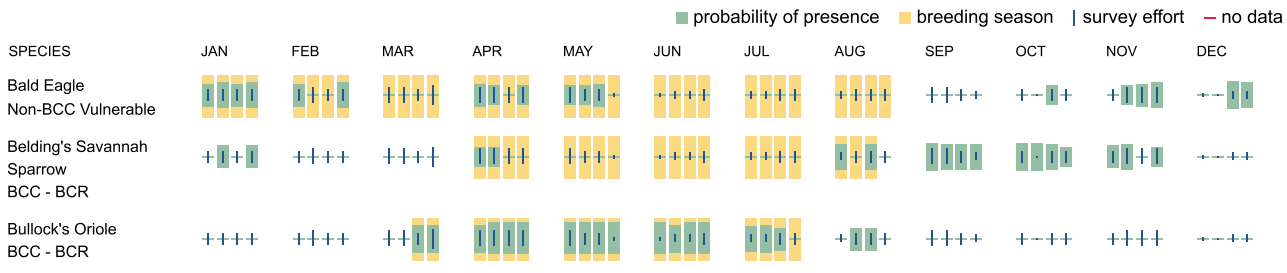
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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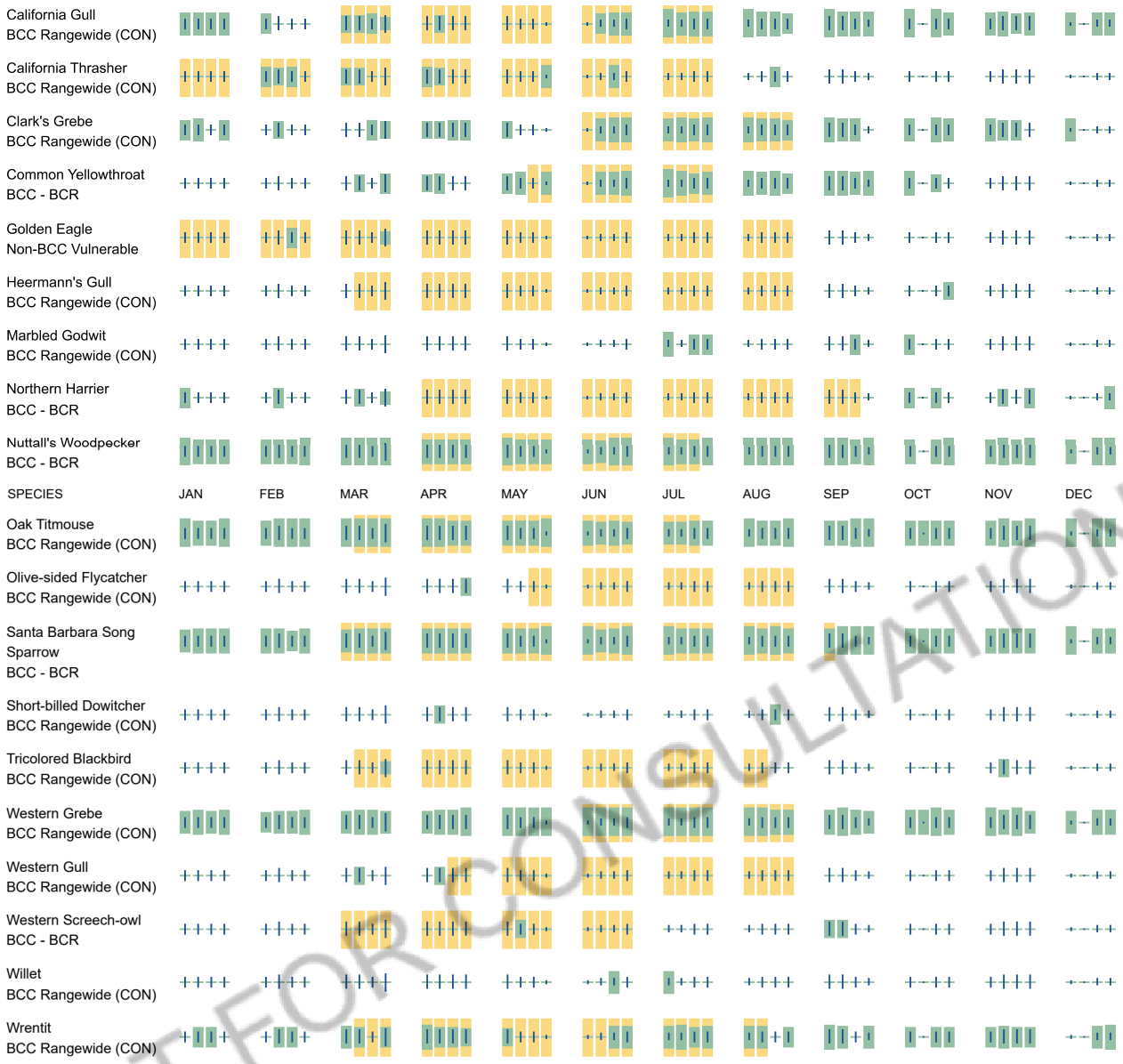


NOT FOR CONSULTATION

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

NOT FOR CONSULTATION

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. **Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

   ☒ No

   → *Continue to Question 2.*

   ☐ Yes

   Explain:

   → *Go directly to Question 5.*

2. **Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

   ☒ No

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐ Yes

   → *Continue to Question 3.*

3. **Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**
   - **Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR**
   - **Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 version of National Fire Protection Association (NFPA) Code 58.**

   If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.*

☐ Yes

→ *Continue to Question 4.*

4. **Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the electronic assessment tool. To document this step in the analysis, please attach the following supporting documents to this screen:**
   - **Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and**
   - **Electronic assessment tool calculation of the required separation distance.**

   Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

   ☐ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐ No

   → *Go directly to Question 6.*

5. **Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**
   Please visit HUD's website for information on calculating Acceptable Separation Distance.

   ☐ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

   ☐ No

   → *Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*
   Continue to Question 6.

6. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.**
   Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. The project does not include development of a hazardous facility, or development, construction, rehabilitation that will increase residential densities, or conversion. According to NEPAssist, there are zero (0) Superfund Sites, 15 sites that generate Hazardous Waste, and 3 Water Dischargers (NPDES). The closest sites are a school bus garage, fire station and auto repair service, that are located between 200 to 400ft from the project site. Refer to the Contamination and Toxic Substances Worksheet and related maps. Project activities will be confined to the project parcel and hazardous materials associated with the noted sites would not impact the project. No Impact.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. **Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

   ☐Yes

   ☒No

   Explain how you determined that agricultural land would not be converted:

   N/A. The site does not contain ag lands, uses, or zoning (such as Agriculture or Agriculture Preserve Zone). The site is designated as "Community Commercial" (C2). The project site is owned by the County of Lake and developed with a public facility (Senior Center). The site does not contain an agricultural use/lands. This is also supported by the CA Dept of Conservation's Important Farmland Mapper, as the site is "Urban/Built Up Land" and does not contain prime ag land of local or state importance.

   CA Important Farmland Mapper
   https://maps.conservation.ca.gov/DLRP/CIFF/
   County of Lake GIS Portal https://gis.lakecountyca.gov/portal/apps

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. **Does your project meet one of the following exemptions?**
   - Project on land already in or committed to urban development or used for water storage (7 CFR 658.2(a)). To check whether the project location is located in an urbanized area, use the following US Census Bureau application: TIGERweb
   - Construction limited to on-farm structures needed for farm operations
   - Construction is limited to new minor secondary (accessory) structures such as a garage or storage shed

- ☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination*

- ☐No → *Continue to Question 3.*

3. **Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**
   You may use the links below to determine important farmland occurs on the project site:

   - Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm
   - Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
   - Contact NRCS at the local USDA service center http://offices.sc.egov.usda.gov/locator/app?agency=nrcs or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☐Yes → *Continue to Question 4.*

4. **Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**
   - Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
     (NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
   - Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

   Document your conclusion:
   ☐Project will proceed with mitigation.
   Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

☐Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. The site does not contain ag lands, uses, or zoning (such as Agriculture or Agriculture Preserve Zone). The site is designated as "Community Commercial" (C2). The project site is owned by the County of Lake and developed with a public facility (Senior Center). The site does not contain an agricultural use/lands. This is also supported by the CA Dept of Conservation's Important Farmland Mapper, as the site is "Urban/Built Up Lands" and does not contain prime ag land of local or state importance.

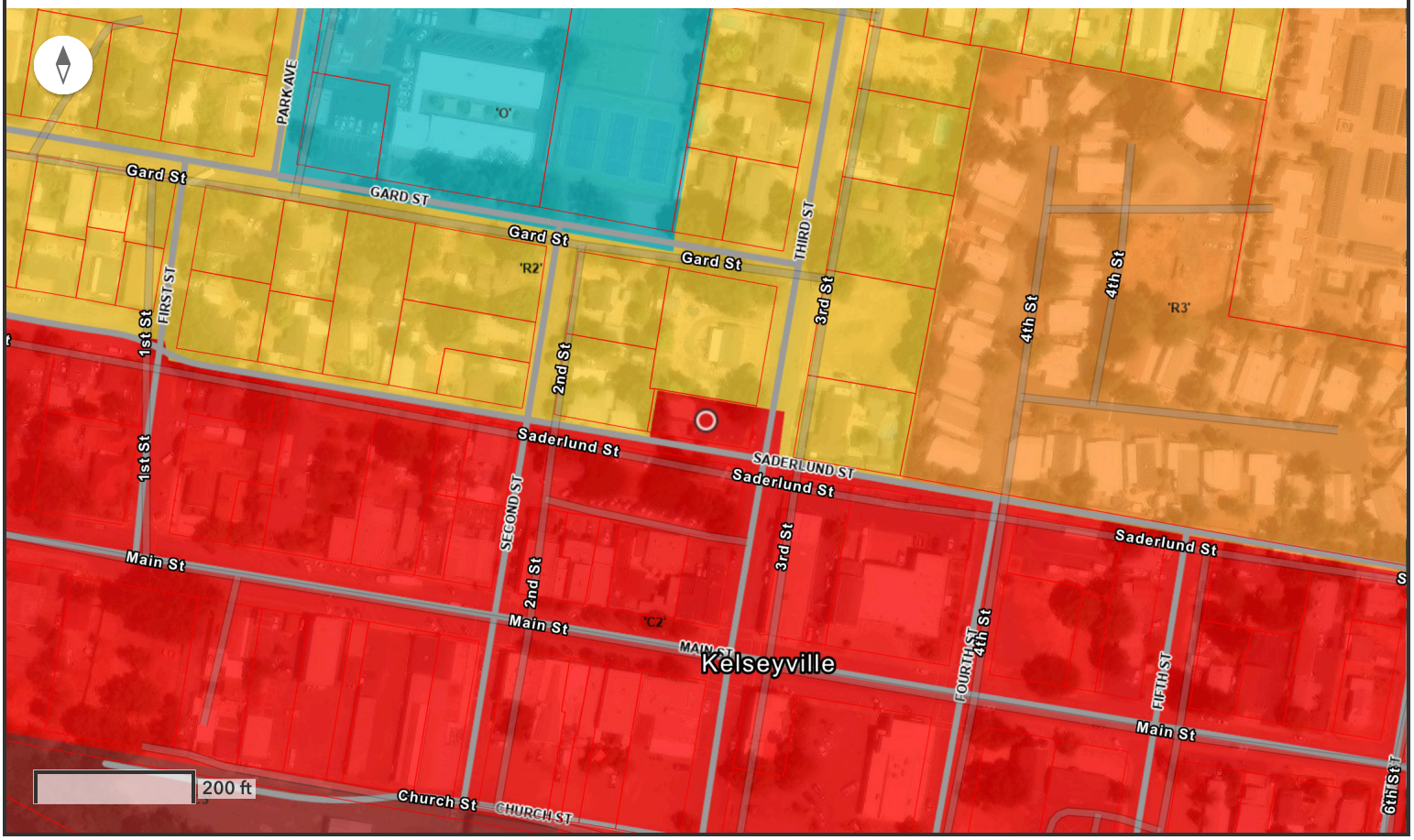
CA Important Farmland Mapper https://maps.conservation.ca.gov/DLRP/CIFF/
County of Lake GIS Portal https://gis.lakecountyca.gov/portal/apps

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Zoning Map



Parcels

Parcels

Roadways

County/City Limits

City Limits

County

Highways and Roads

Highways

Roads

Base Zoning Districts

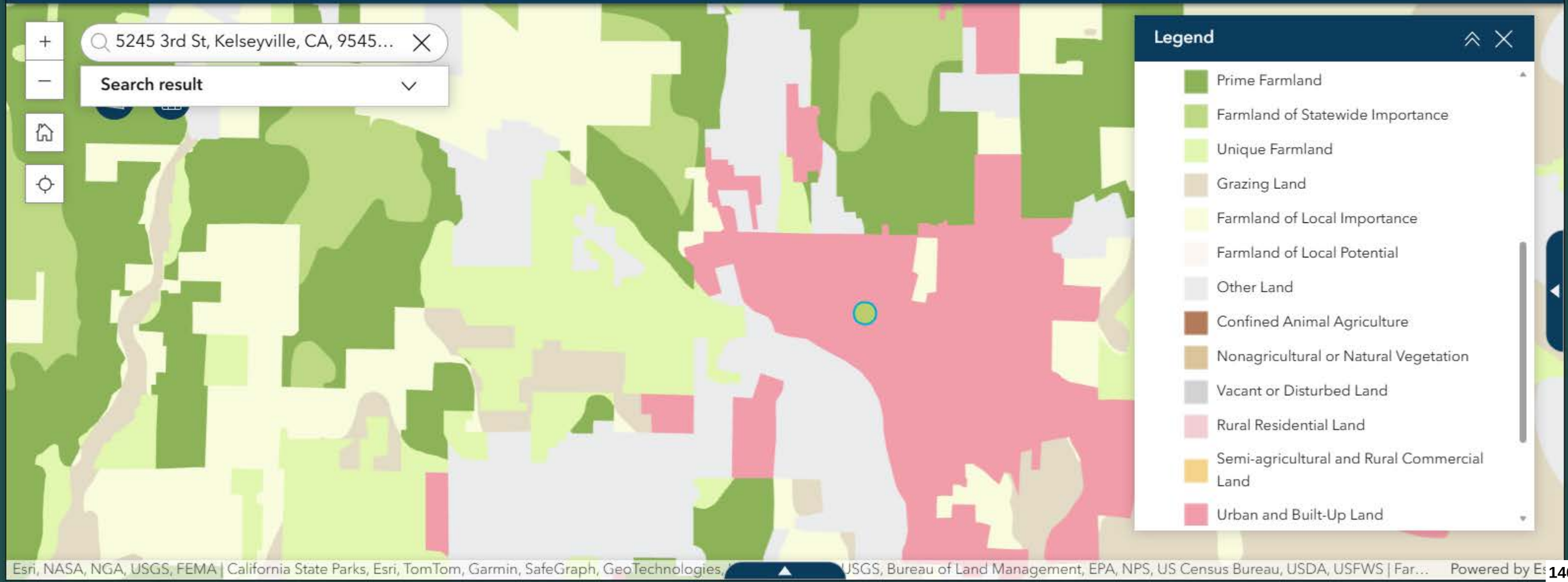
Base Zoning Districts

- O - Open Space
- A - Agriculture
- APZ - Ag. Preserve
- TPZ - Timber Preserve
- RL - Rural Lands
- RR - Rural Residential
- SR - Suburban Reserve
- R1 - Single-Family Residential
- R2 - Two-Family Residential
- R3 - Multi-Family Residential
- PDR - Planned Dev. Residential
- CR - Resort Commercial
- C1 - Local Commercial
- C2 - Community Commercial
- CH - Highway Commercial
- C3 - Service Commercial
- PDC - Planned Dev. Commercial
- M1 - Commercial/Manufacturing
- M2 - Heavy Industrial
- City Zoning

Search result

5245 3rd St, Kelseyville, California, 95451

California Important Farmland Finder



Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation	Reference
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.5.	Flood Insurance - HUD Exchange

1. **Does this project involve mortgage insurance, refinance, acquisition, repairs, construction, or rehabilitation of a structure, mobile home, or insurable personal property?**

   ☐No. This project does not require flood insurance or is excepted from flood insurance. *Continue to the Worksheet Summary.*

   ☒Yes *Continue to Question 2.*

2. **Provide a FEMA/FIRM map showing the site.**

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

   Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

   ☒No *Continue to the Worksheet Summary.*

   ☐Yes *Continue to Question 3.*

3. **Is the community participating in the National Flood Insurance Program *or* has less than one year passed since FEMA notification of Special Flood Hazards?**

   ☐Yes, the community is participating in the National Flood Insurance Program.

   For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

   Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

   Continue to the Worksheet Summary.

☐Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

Continue to the Worksheet Summary.

☐No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

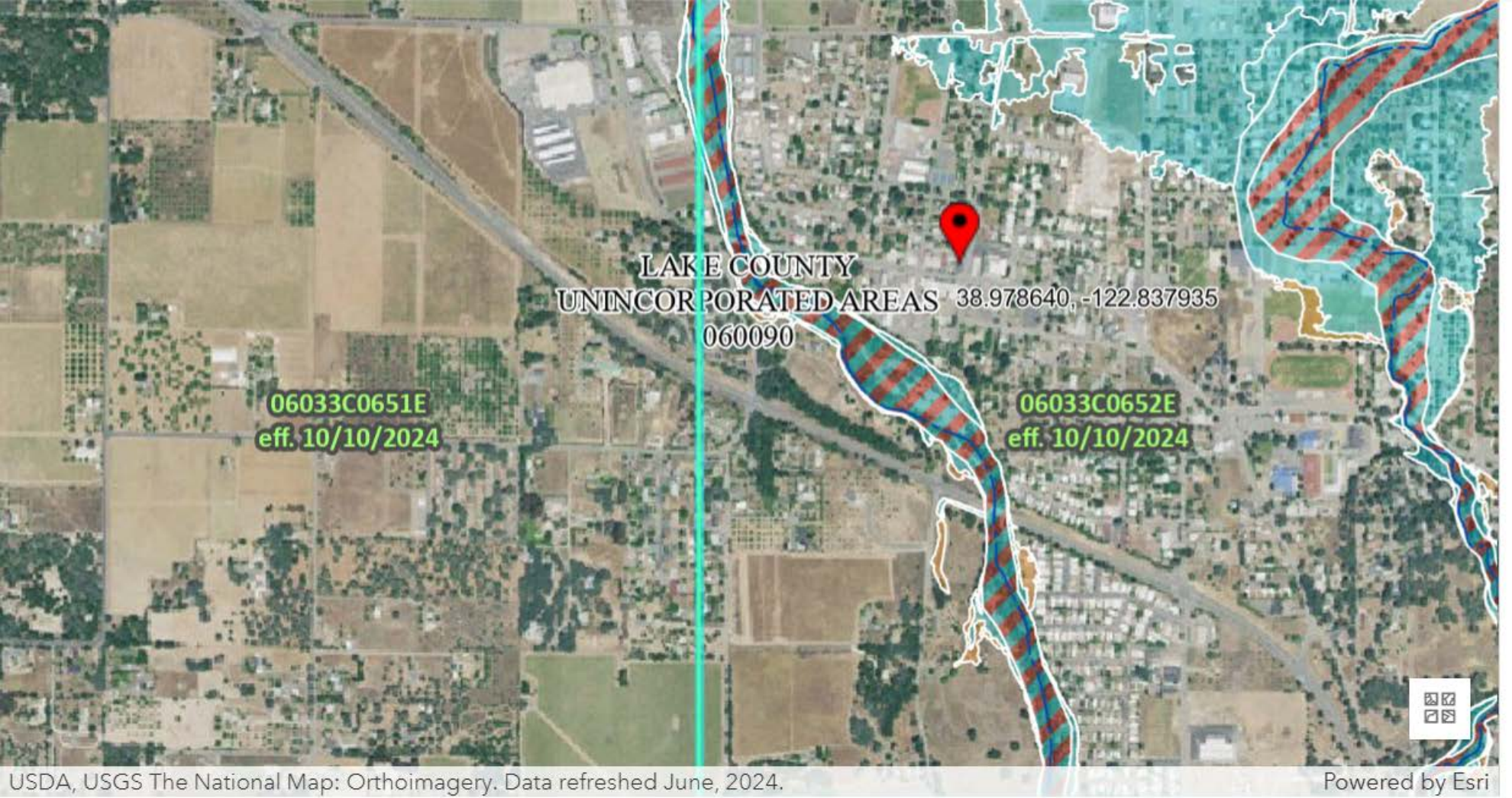
Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project includes improvements to an existing structure, not located within a FEMA Special Flood Hazard Area of the site. Kelsey Creek, which is located in an AE Flood zone, is located approximately 1,000 ft southwest of the project. No impact would occur. See attached maps.



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

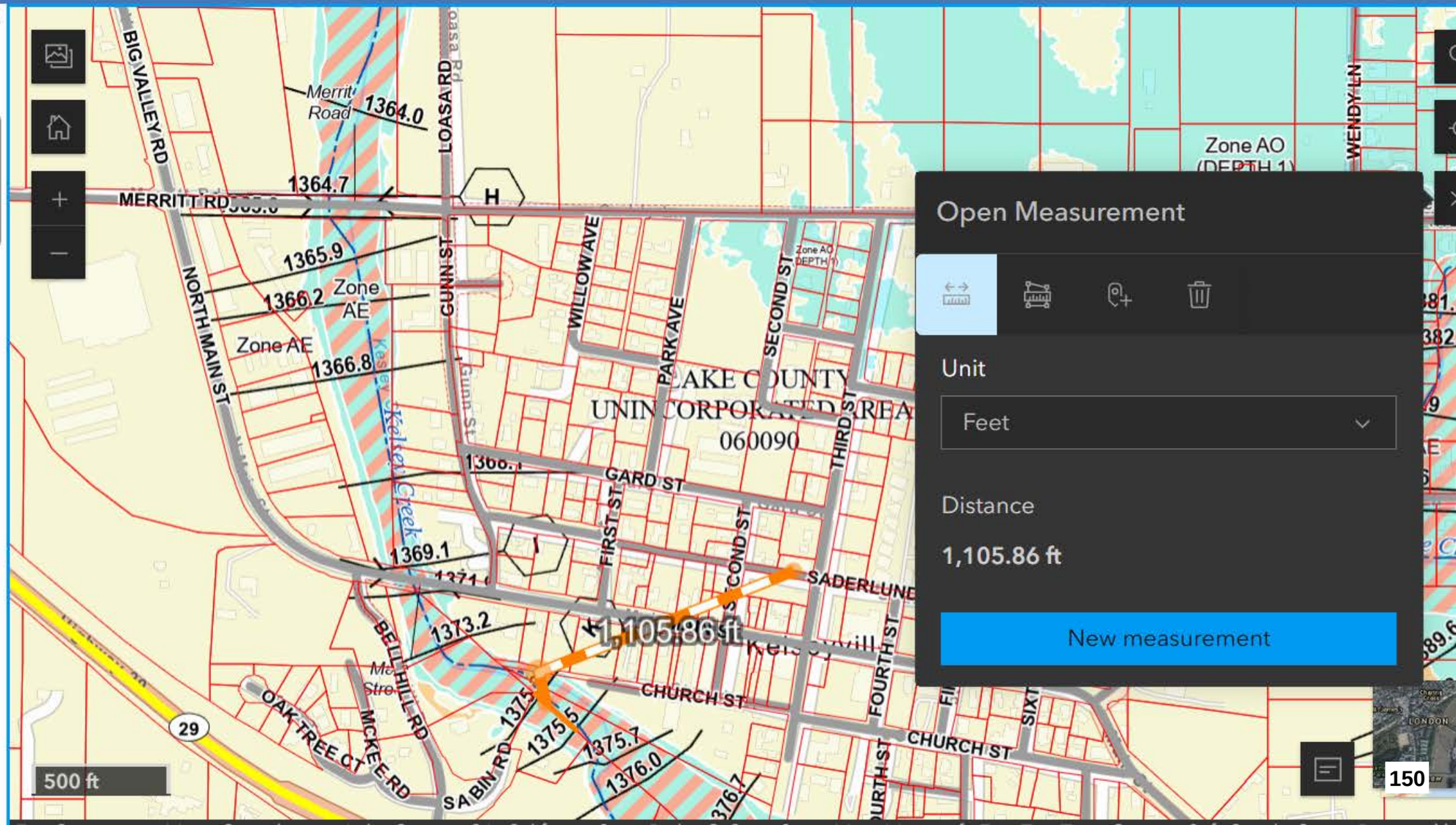
OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

https://gis.lakecountyca.gov/portal/apps/instant/sidebar/index.html?appid=6936e87b505f4d7fa3f24f0977ddab2f

Parcel Viewer v3

- Soils (NRCS)
- Serpentine Soils
- Geothermal Setback
- Community Growth Boundaries
- Planning Areas
- Zero Rumsey
- National Flood Hazard Layer (NFHL) FIRMette
  - NFHL Availability
  - FIRM Panels



Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 Executive Order 13690 42 USC 4001-4128 42 USC 5154a	24 CFR 55

Reference
https://www.hudexchange.info/environmental-review/floodplain-management

1. **Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55 or utilize the delayed compliance date for certain Office of Housing programs?**
   ☐ Yes

   Select the applicable citation at 24 CFR 55.12 and provide supporting documentation for the determination if applicable.

   a) ☐ HUD-assisted activities described in 24 CFR 58.34 and 58.35(b)
   b) ☐ HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19
   c) ☐ The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
      (1) The property is cleared of all existing buildings and walled structures; and
      (2) The property is cleared of related improvements except those which:
         (i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
         (ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
         (iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.
   d) ☐ An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance
   e) ☐ Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions
   f) ☐ A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland;

g) ☐ HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if:

(1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and

(2) the proposed project will not result in any new construction in or modifications of a wetland

h) ☐ Issuance or use of Housing Vouchers or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies)

i) ☐ Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ Yes. Office of Housing programs utilizing the January 1, 2025 compliance date. These reviews must comply with the 2013 version of the Part 55 regulations. Continue to Worksheet Summary for 2013 version to upload supporting documentation.

☒ No. *Continue to Question 2.*

2. Does the project include a Critical Action?

no

☐ Yes. Describe the Critical Action. Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants. Continue to Question 4.

X No. Continue to Question 3.

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination.

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information to determine flood elevation. Include documentation and an explanation of why this

is the best available information for the site. Note that newly constructed and substantially improved structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

☐ CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

☒ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

☐ FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or—if available —a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

a. Does your project occur in the FFRMS floodplain?

☐ Yes, continue to part b.

☒ No. Review for floodplain management is complete.

b. Is your project located in any of the floodplain categories below? Select all that apply. If none **apply, continue to question 7.**

☐ Floodway: *Continue to Question 5. Floodways.*

☐ Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA): *Continue to Question 6. Coastal High Hazard Areas and LiMWAs.*

4. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination.

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), or the higher of the 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information to determine flood elevation. Note that newly constructed and substantially improved structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Utilize CISA to determine the FFRMS floodplain for critical actions

☐ CISA for Critical Actions. If using a local tool, ensure that the FFRMS elevation provided is higher than the 0.2 PFA or 3’ above the base flood elevation.

OR;

Choose the higher of 0.2 PFA or FVA elevations

☐ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

☐ FVA. For critical actions, the FFRMS floodplain is the area that results from adding three feet to the base flood elevation as established by the effective FEMA FIRM or FIS or—if available —a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

a. Does your project occur in the FFRMS floodplain?

☐Yes, continue to part b.

☐No. Review for floodplain management is complete.

b. Is your project located in any of the floodplain categories below? Select all that apply. If none apply, continue to question 7.

☐ Floodway: *Continue to Question 5. Floodways.*

☐ Coastal High Hazard Area (V Zone) or LiMWA: *Continue to Question 6. Coastal High Hazard Areas and LiMWAs.*

5. Floodways

Do the floodway exemptions at 55.8 or 55.21 apply?

☐ Yes

The 8-Step Process is required. Document mitigation measures necessary to meet the requirements in 55.8 or 55.21. Provide a completed 8-Step Process, including the early public notice and the final notice.

Continue to Question 7. 8-Step Process.

☐ No

Federal assistance may not be used at this location. You must either choose an alternate site or cancel the project at this location.

6. Coastal High Hazard Area (V Zone) and LiMWAs

Do the exemptions at 55.8 or 55.21 apply?

☐ Yes

The 8-Step Process is required. Document mitigation measures necessary to mee the requirements in 55.8 or 55.21. Provide a completed 8-Step Process, including the early public notice and the final notice.

Continue to Question 7. 8-Step Process.

☐ No

Federal assistance may not be used at this location. You must either choose an alternate site or cancel the project at this location.

7. 8-Step Process.

Does the 8-Step Process apply? Select one of the following options:

☐ 8-Step Process is inapplicable per 55.13.

Select the applicable citation:

☐ (a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

☐ (b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);

☐ (c) HUD or a recipient's actions involving the disposition of individual HUD or recipient held, one- to four-family properties;

☐ (d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

☐ (e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

☐ (f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for "substantial improvement" under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation.

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ 5-Step Process is applicable per 55.14.

Provide documentation of 5-Step Process.

Select the applicable citation:

☐ (a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or "bulk sales" of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

☐ (b)HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

☐ (c) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

☐ (d) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent

☐ (e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

Continue to Question 8. Mitigation.

☐ 8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

Continue to Question 8. Mitigation.

8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the

timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- ☐ Buyout and demolition or other supported clearance of floodplain structures
- ☐ Insurance purchased in excess of statutory requirement under the Flood Disaster Protection Act of 1973
- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology
- ☐ Planting or restoring native plant species
- ☐ Bioswales
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements or similar easements
- ☐ Floodproofing of structures as allowable (e.g. non-residential floors)
- ☐ Elevating structures (including freeboard above the required base flood elevations)
- ☐ Levee or structural protection from flooding
- ☐ Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR)

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- FIRM panel numbers
- CISA data or maps
- Information on other data or tools used or accessed
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

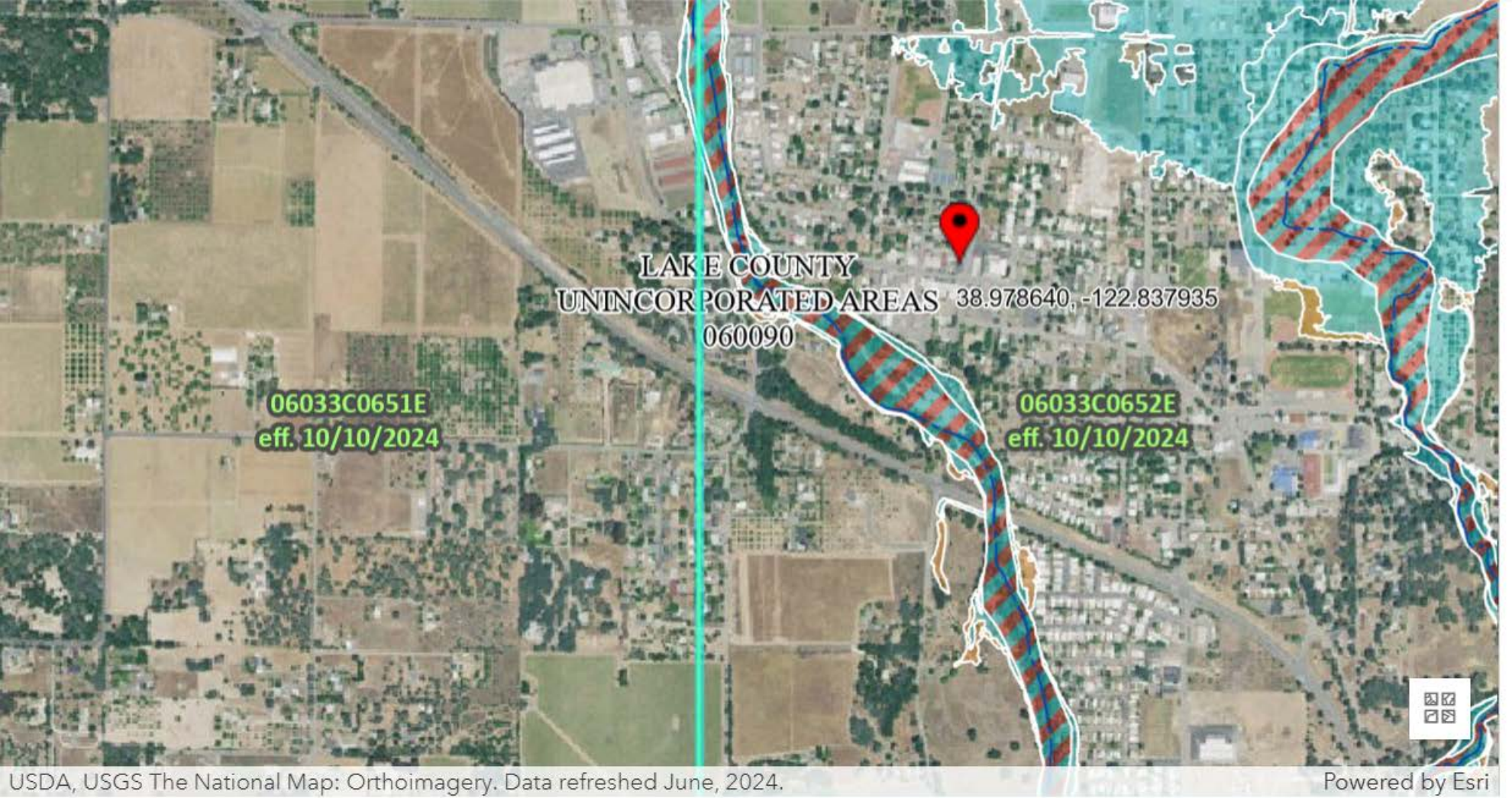
N/A. The project does not include floodplain management. The proposed project includes improvements to an existing structure.

Include all documentation supporting your findings in your submission to HUD

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

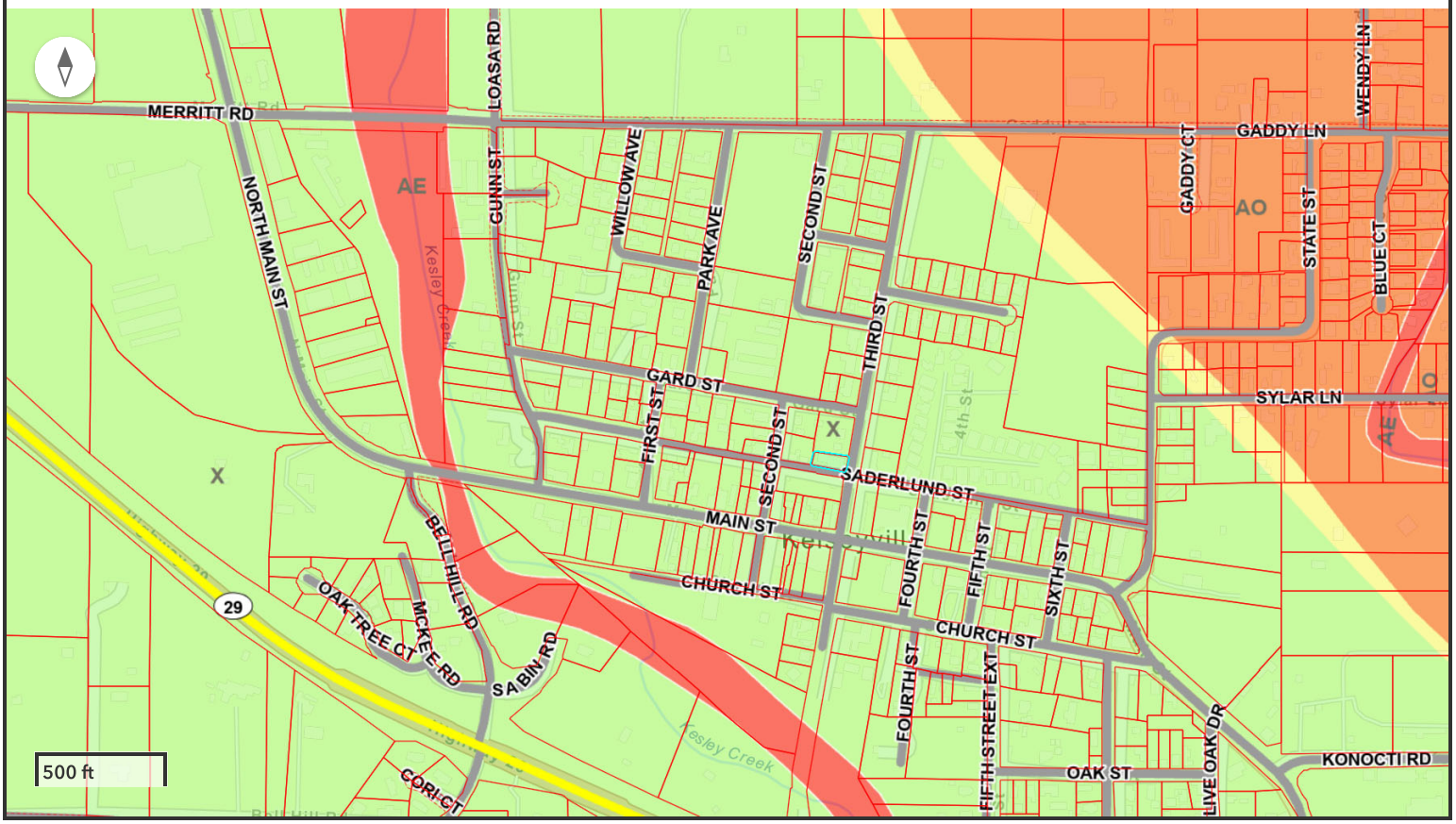
SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Flood Zones



Parcels

Parcels

Roadways

County/City Limits

City Limits

County

Highways and Roads

Highways

Roads

DFIRM Flood Zones

Flood Zones

FLD_ZONE, FLOODWAY

0.2 PCT ANNUAL CHANCE FLOOD HAZARD, A, AE, AE, FLOODWAY AO, D, X,

Parcel: 024-083-06

Full assessment #	024083060000
Assessed Acres	0.16
Approx acres (as drawn)	0.16
Jurisdiction	County
Base Zoning District	C2
Full Zoning - 1	C2-DR
Full Zoning - 2	
Full Zoning - 3	
General Plan - 1	MDR
General Plan - 2	
General Plan - 3	
Supervisor Dist	5
Census Tract (2020)	10.00
Data Updated On	5/3/2026, 5:00 PM
TRA	056003
Current Document #	2024R0004726
Current Document Date	5/8/2024
Owner Mailing Address	255 NORTH FORBES STREET
City	LAKEPORT
State	CA
ZIP	95453
Parcel Address	5245 THIRD ST
City/Town	KELSEYVILLE CA
Year Built (if available)	1965
Tax Year	0
Assessed Land Value	0
Assessed Crop Value	0
Assessed Structure Value	0
Assessed Net Value	0

Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

Threshold

Is Section 106 review required for your project?

☐ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ *Continue to the Worksheet Summary.*

☒ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
Either provide the memo itself or a link to it here. Explain and justify the other determination here:

N/A. According to NEPAssist and the National Register of Historic Places, there are no historic structures/places within 3,000 ft of the project parcel. The closest local historic building is the St. Peter Roman Catholic Church, located at 4085 Main Street, approximately 600 ft away. None of the project components would be in proximity to the structure and no impact would occur.

As such, there is no potential for the project to cause effects to historic resources and Section 106 consultation is not required. Regardless, the County sent the agency referral to the 11 local tribes, the NAHC and the SHPO for comment; no comments were received (Attachment 2).

See attached maps and documentation.

→ *Continue to the Worksheet Summary.*

☐Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

The Section 106 Process
After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.
Note that consultation continues through all phases of the review.
Step 1: Initiate consultation
Step 2: Identify and evaluate historic properties
Step 3: Assess effects of the project on historic properties
Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the When To Consult With Tribes checklist within Notice CPD-12-006: Process for Tribal Consultation to determine if you should invite tribes to consult on a particular project. Use the Tribal Directory Assessment Tool (TDAT) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

Select all consulting parties below (check all that apply):

☐State Historic Preservation Officer (SHPO)
☐Advisory Council on Historic Preservation
☐Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
☐Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

☐Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

Describe the process of selecting consulting parties and initiating consultation here:

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.
Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.
Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?
If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

☐ Yes → *Provide survey(s) and report(s) and continue to Step 3.*
Additional notes:

☐ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

☐ No Historic Properties Affected
Document reason for finding:

☐ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.4(d)(1)) and consult further to try to resolve objection(s).

☐ No Adverse Effect

Document reason for finding:

Does the No Adverse Effect finding contain conditions?

☐ Yes

Check all that apply: (check all that apply)

☐ Avoidance
☐ Modification of project
☐ Other

Describe conditions here:

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.5(c)(2)) and consult further to try to resolve objection(s).

☐ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification. Criteria of Adverse Effect: 36 CFR 800.5]

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in 36 CFR 800.11(e). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and 36 CFR 800.6 and 800.7.

Were the Adverse Effects resolved?

☐ Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

☐ No

The project must be cancelled unless the "Head of Agency" approves it. Either provide approval from the "Head of Agency" or cancel the project at this location.

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and "Head of the Agency":

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide correspondence, comments, documentation of decision, and "Head of Agency" approval. Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. According to NEPAssist and the National Register of Historic Places, there are no historic structures/places within 3,000 ft of the project parcel. The closest local historic building is the St. Peter Roman Catholic Church, located at 4085 Main Street, approximately 600 ft away. None of the project components would be in proximity to the structure and no impact would occur.

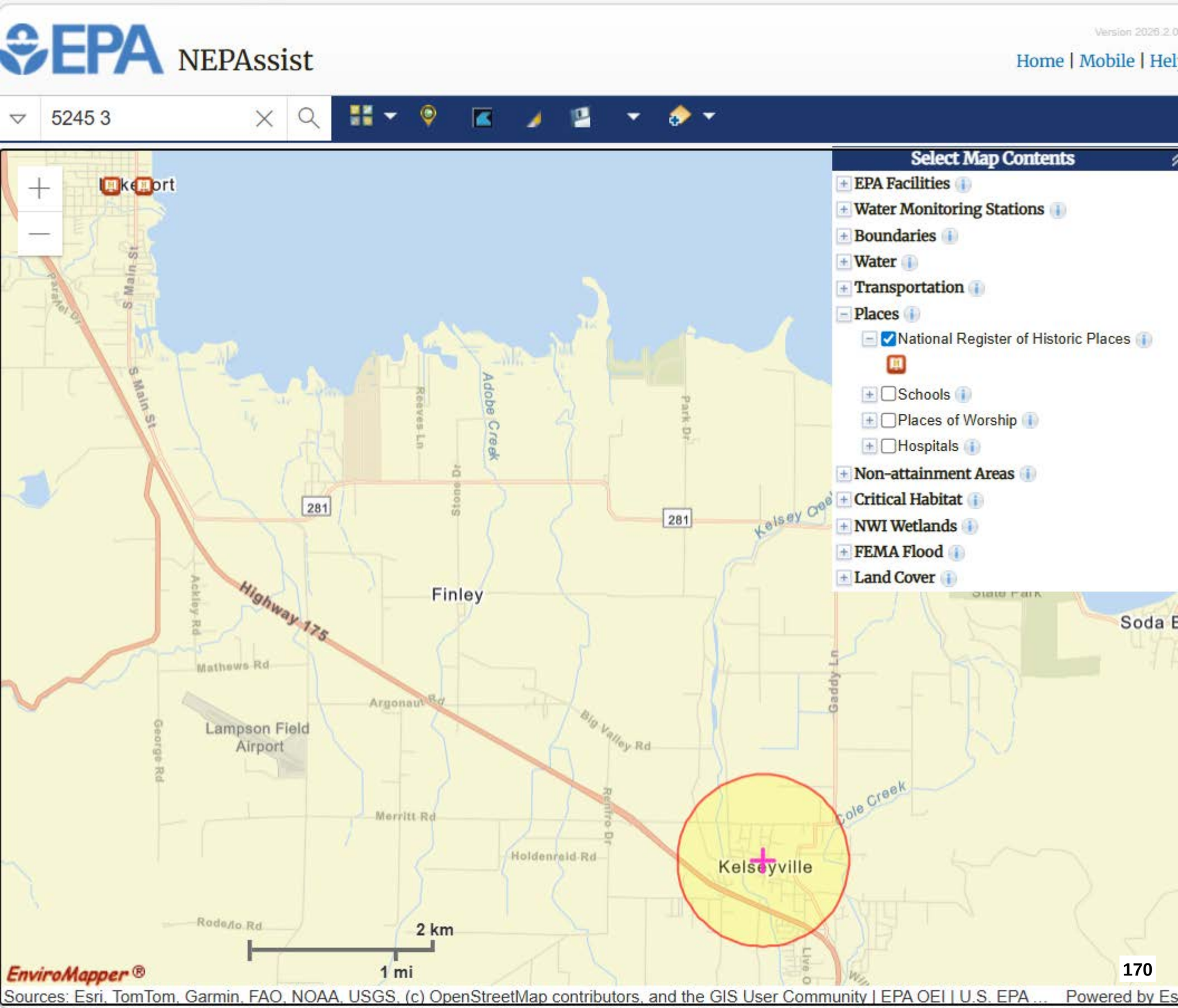
As such, there is no potential for the project to cause effects to historic resources and Section 106 consultation is not required. Regardless, the County sent the agency referral to the 11 local tribes, the NAHC and the SHPO for comment; no comments were received (Attachment 2).

See attached maps and documentation

Are formal compliance steps or mitigation required?

☐ Yes

☒ No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Version 2026.2.0
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Select Map Contents
EPA Facilities
Water Monitoring Stations
Boundaries
Water
Transportation
Places
National Register of Historic Places
Schools
Places of Worship
Hospitals
Non-attainment Areas
Critical Habitat
NWI Wetlands
FEMA Flood
Land Cover
Finley
Kelseyville
Lampson Field Airport
Highway 175
281
281
S Main St
Adobe Creek
Reeves Ln
Stone Dr
Park Dr
Ackley Rd
Mathews Rd
Argonaut Rd
Big Valley Rd
Gaddy Ln
Cole Creek
Merritt Rd
Holdenreid Rd
Rodeo Rd
George Rd
2 km
1 mi
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170
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community | EPA OEI | U.S. EPA ...
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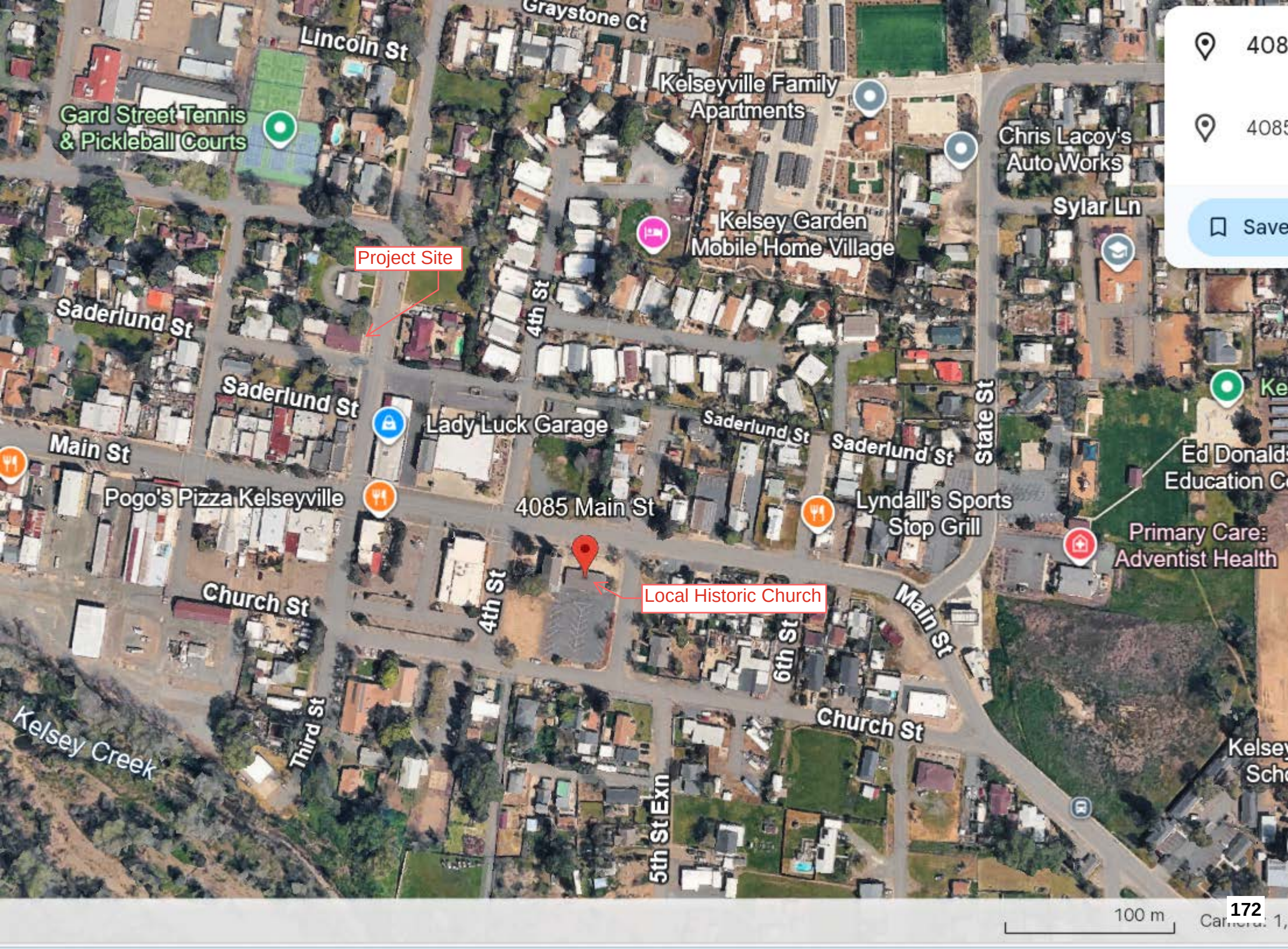
Ref#	Prefix	Property Name	State	County	City	Street & Number
78000676		Anderson Marsh Archeological District	CALIFORNIA	Lake	Lower Lake	Address Restricted
79000479		Archeological Site No. Ca-Lak-711	CALIFORNIA	Lake	Anderson Springs	Address Restricted
91001424		Borax Lake-Hodges	CALIFORNIA	Lake	Clearlake	Address Restricted
95001130		Cache Creek Archeological District	CALIFORNIA	Lake	Lower Lake	Address Restricted
70000134		Lake County Courthouse	CALIFORNIA	Lake	Lakeport	255 N. Main St.
08000261		Lakeport Carnegie Library	CALIFORNIA	Lake	Lakeport	200 Park St.
72000227		Patwin Indian Site	CALIFORNIA	Lake	Clearlake Oaks	Address Restricted


Graystone Ct
Lincoln St
Gard Street Tennis & Pickleball Courts
Kelseyville Family Apartments
Chris Lacoy's Auto Works
Sylar Ln
Kelsey Garden Mobile Home Village
Project Site
4th St
Saderlund St
Saderlund St
Lady Luck Garage
Saderlund St
Saderlund St
State St
Main St
Pogo's Pizza Kelseyville
4085 Main St
Lyndall's Sports Stop Grill
Primary Care: Adventist Health
Local Historic Church
Church St
4th St
6th St
Main St
Church St
Third St
Kelsey Creek
5th St Exn
100 m

Noise (CEST Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

1. **What activities does your project involve? Check all that apply:**

☐ New construction for residential use
NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.
→ *Continue to Question 4.*

☐ Rehabilitation of an existing residential property
NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.
→ *Continue to Question 2.*

☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ None of the above
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?**

☐ Yes

Indicate the type of measures that will apply (check all that apply):

☐ Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)

☐ Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)

☐ Other

Explain:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.*

☐ No

→ *Continue to Question 3.*

3. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Describe findings of the Preliminary Screening:**

→ *Continue to Question 6.*

4. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Indicate the findings of the Preliminary Screening below:**

☐ There are no noise generators found within the threshold distances above.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

☐ Noise generators were found within the threshold distances.

→ *Continue to Question 5.*

5. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: ☐

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here: ☐

Is the project in a largely undeveloped area[1]?

☐ No

→*Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.*
Provide noise analysis, including noise level and data used to complete the analysis.
Continue to Question 6.

☐ Yes

→*Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.*
Provide noise analysis, including noise level and data used to complete the analysis.
Continue to Question 6.

[1] A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses or does not have water and sewer capacity to serve the project.

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

☐ Convert to an EIS
→ *Provide noise analysis, including noise level and data used to complete the analysis.*
Continue to Question 6.

☐ Provide waiver
→ *Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.*
Continue to Question 6.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

☐ Mitigation as follows will be implemented:

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.*
Continue to the Worksheet Summary.

☐ No mitigation is necessary.
Explain why mitigation will not be made here:

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. This section of the regulations are intended to protect new residential uses and other from exposure to loud noises that would exceed 'allowable' levels. This is not applicable to the project, as the project does not create housing or rehabilitate a residential property. Additionally, the project site is not located within a high noise area as defined by HUD, as there are no major roadways (within 1,000 feet), railroads (within 3,000 feet), and military or FAA-regulated airfields (with 15 miles) in the vicinity of the project. According to NEPAssist, there are two churches and two schools within 3,000ft of the parcel.

The nearest school (Gard Street Elementary) is approximately 800 feet northwest of the site and the nearest church (St. Peter Roman Catholic Church) is approximately 650 south of the site.

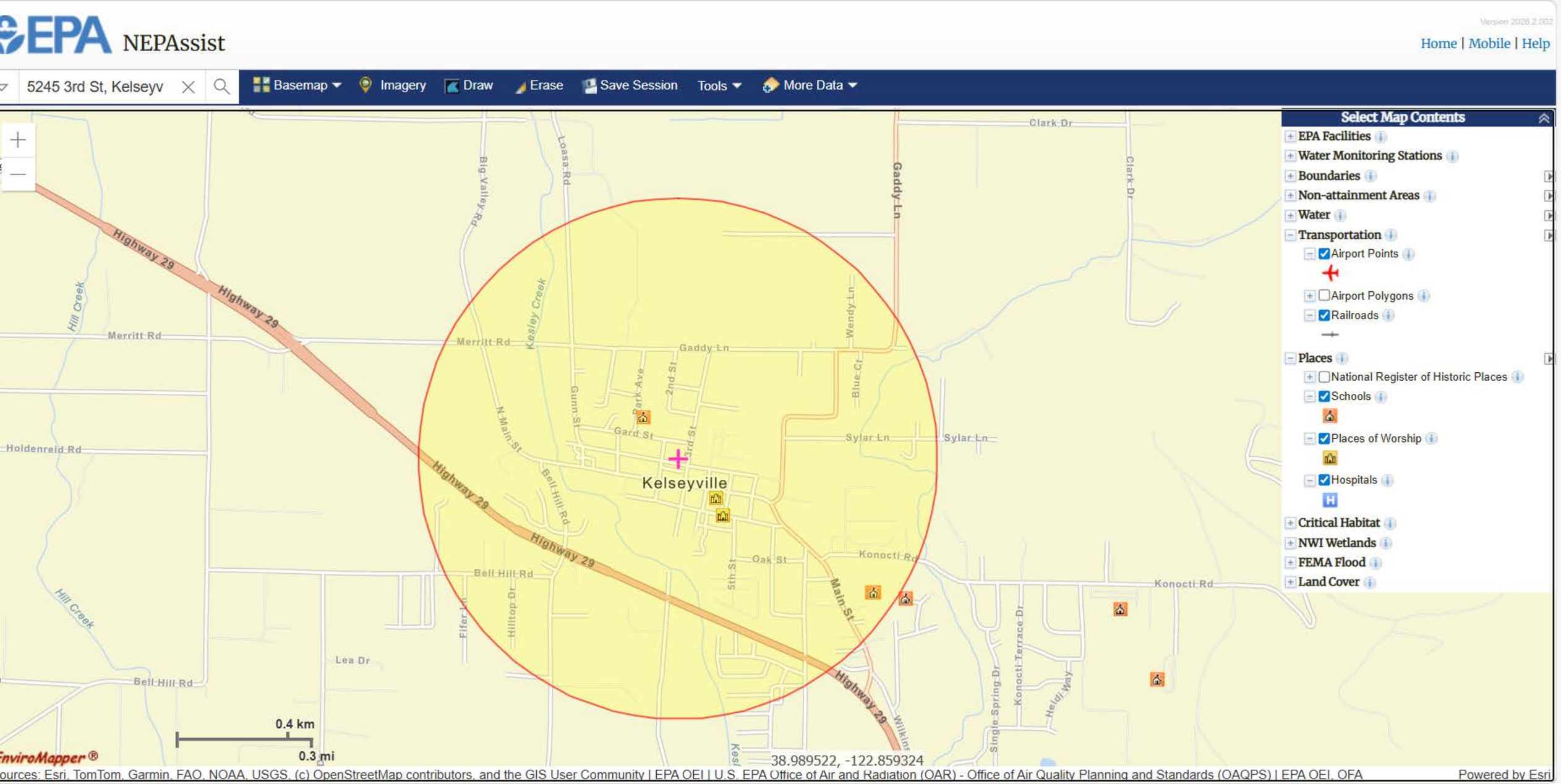
Construction equipment would include, but is not limited to, an excavator, skid steer, boom lift, concrete mixer, auger, asphalt paver, forklift, roller, flatbed trucks, concrete mixer and hand tools. Hours of construction would be Monday through Friday, from 7:00 a.m. to 7:00 p.m., over a 5-8 month period (in 7 phases). The site is located in downtown Kelseyville, near Main Street, which is developed with commercial and residential areas, contributing to daytime noise levels typical of such uses.

The project would comply with the Lake County Code, Chapter 15, Article I, which regulates noise levels, and would not adversely impact the surrounding environment or uses over the temporary construction period.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No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National Register of Historic Places
Schools
Places of Worship
Hospitals
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NWI Wetlands
FEMA Flood
Land Cover
Kelseyville
Highway 29
Merritt Rd
Gaddy Ln
Sylar Ln
Konocti Rd
Bell Hill Rd
Oak St
Lea Dr
Holdenreid Rd
Hill Creek
Kesley Creek
Big Valley Rd
Loasa Rd
Clark Dr
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2nd St
3rd St
Gard St
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5th St
Blue Ct
Wendy Ln
Hilltop Dr
Fifer Ln
Single Spring Dr
Konocti Terrace Dr
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community | EPA OEI | U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS) | EPA OEI, OFA
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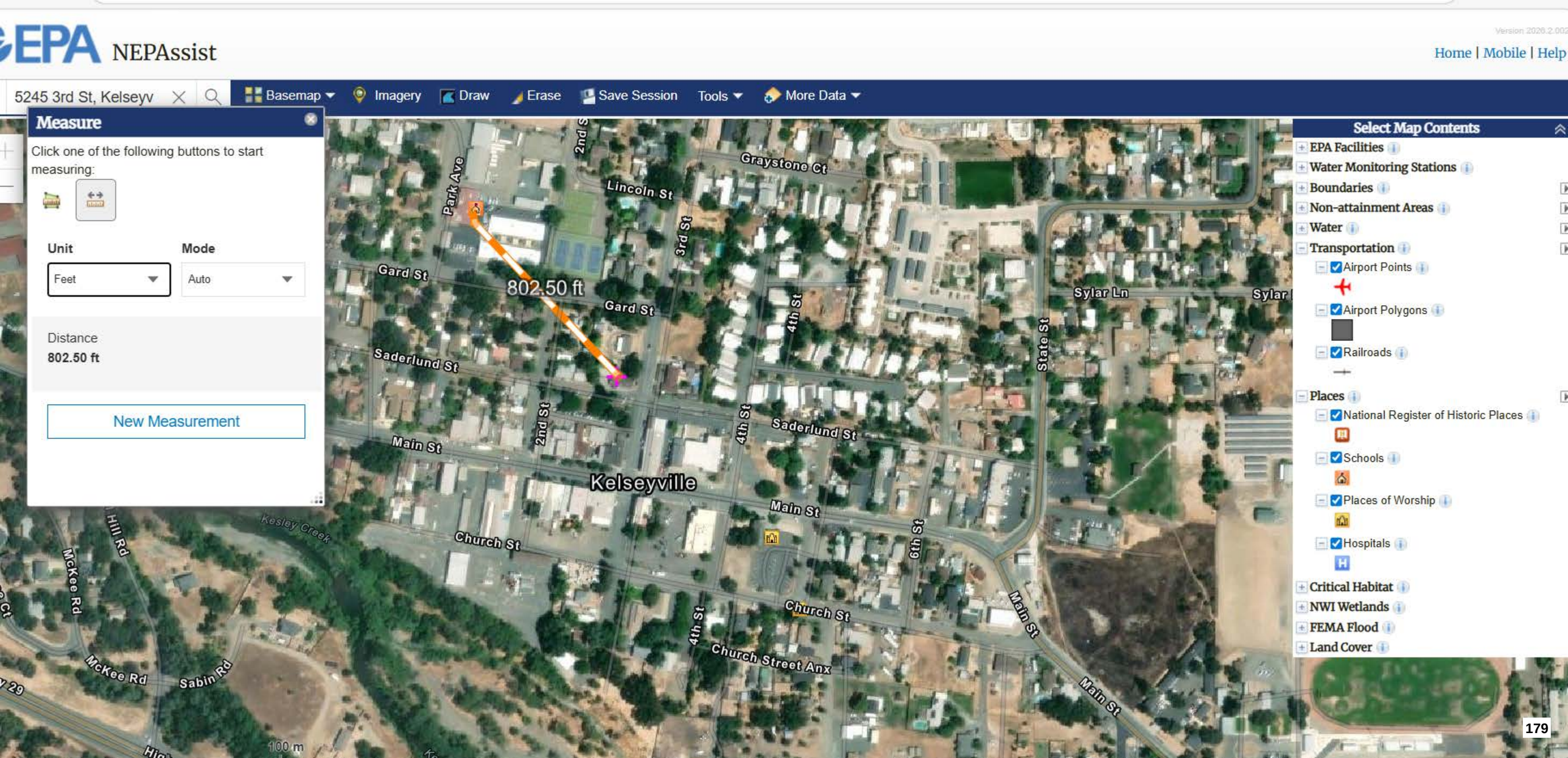
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Water Monitoring Stations
Boundaries
Non-attainment Areas
Water
Transportation
Airport Points
Airport Polygons
Railroads
Places
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Hospitals
Critical Habitat
NWI Wetlands
FEMA Flood
Land Cover
Kelseyville
Park Ave
Lincoln St
Graystone Ct
Gard St
Saderlund St
Main St
Church St
Church Street Anx
Sylar Ln
State St
2nd St
3rd St
4th St
6th St
Hill Rd
McKee Rd
Sabin Rd
Kesley Creek
100 m
179

Contamination and Toxic Substances (Multifamily and Non-Residential Properties)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

1. **How was site contamination evaluated? [1] Select all that apply.**
   - ☐ ASTM Phase I ESA
   - ☐ ASTM Phase II ESA
   - ☐ Remediation or clean-up plan
   - ☐ ASTM Vapor Encroachment Screening
   - ☒ None of the above

   → *Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.*
   Continue to Question 2.

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

   ☒ No

   Explain:

   This project is not a multifamily or residential housing project. The project involves improvements to an existing building. According to NEPAssist, there are zero (0) Superfund Sites, 15 sites that generate Hazardous Waste, and 3 Water Dischargers (NPDES). The closest sites are a school bus garage, fire station and auto repair service, that are located between 200 to 400ft from the project site.

   Project activities will be confined to the project parcel and hazardous materials associated with the noted sites would not impact the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ Yes.

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.*

3. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements*[2] *and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls[3]**, or use of institutional controls**[4]**.**

[2] Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

[3] Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

[4] Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

If a remediation plan or clean-up program was necessary, which standard does it follow?

☐ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project is not a multifamily or residential housing project. The project involves improvements to an existing structure. According to NEPAssist, there are zero (0) Superfund Sites, 15 sites that generate Hazardous Waste, and 3 Water Dischargers (NPDES). The closest sites are a school bus garage, fire station and auto repair service, that are located between 200 to 400ft from the project site.

Project activities will be confined to the project parcel and hazardous materials associated with the noted sites would not impact the project

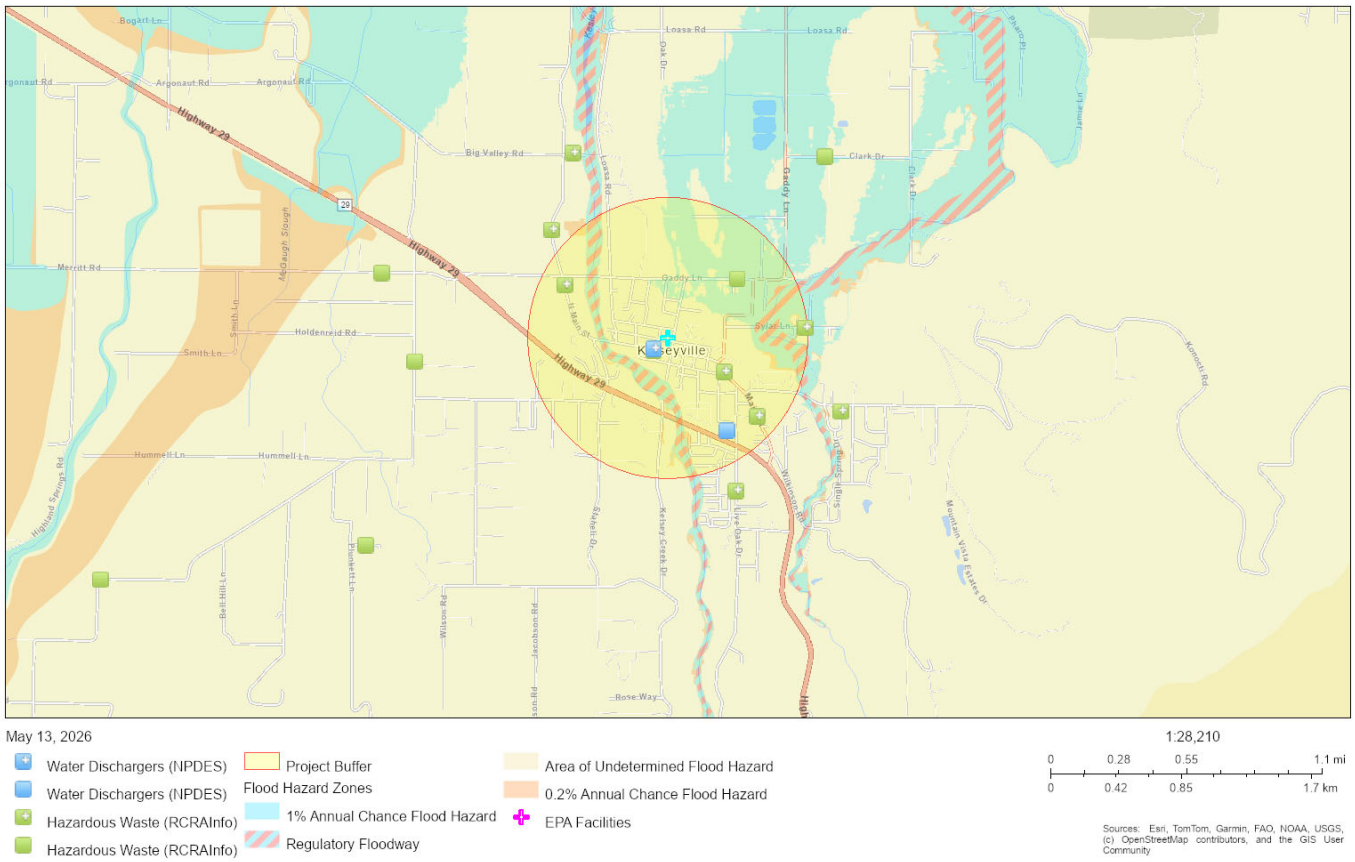
Are formal compliance steps or mitigation required?

☐ Yes

☒ No

EPA NEPAssist Report

EPA Facilities



Geographic coordinates:

POINT (38.978640,-122.837935)
with buffer 3000 feet

Note: The information in the following reports is based on publicly available databases and web services. The National Report uses nationally available datasets and the State Reports use datasets available through the EPA Regions.

Project Location	38.97864,-122.837935
Within 3000 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no

Within 3000 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Federal Land?	no
Within 3000 feet of an impaired stream?	yes
Within 3000 feet of an impaired waterbody?	no
Within 3000 feet of a waterbody?	no
Within 3000 feet of a stream?	yes
Within 3000 feet of an NWI wetland?	**Available Online**
Within 3000 feet of a Brownfields site?	no
Within 3000 feet of a Superfund site?	no
Within 3000 feet of a Toxic Release Inventory (TRI) site?	no
Within 3000 feet of a water discharger (NPDES)?	yes
Within 3000 feet of a hazardous waste (RCRA) facility?	yes
Within 3000 feet of an air emission facility?	no
Within 3000 feet of a school?	yes
Within 3000 feet of an airport?	no
Within 3000 feet of a hospital?	no
Within 3000 feet of a designated sole source aquifer?	no
Within 3000 feet of a historic property on the National Register of Historic Places?	no
Within 3000 feet of a Chemical Data Reporting (CDR) site?	no
Within 3000 feet of a Land Cession Boundary?	yes
Within 3000 feet of a tribal area (lower 48 states)?	no
Within 3000 feet of the service area of a mitigation or conservation bank?	yes
Within 3000 feet of the service area of an In-Lieu-Fee Program?	yes
Within 3000 feet of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 3000 feet of a Munitions Response Site?	no
Within 3000 feet of an Essential Fish Habitat (EFH)?	no
Within 3000 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 3000 feet of an EFH Area Protected from Fishing (EFHA)?	no
Within 3000 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 3000 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 3000 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

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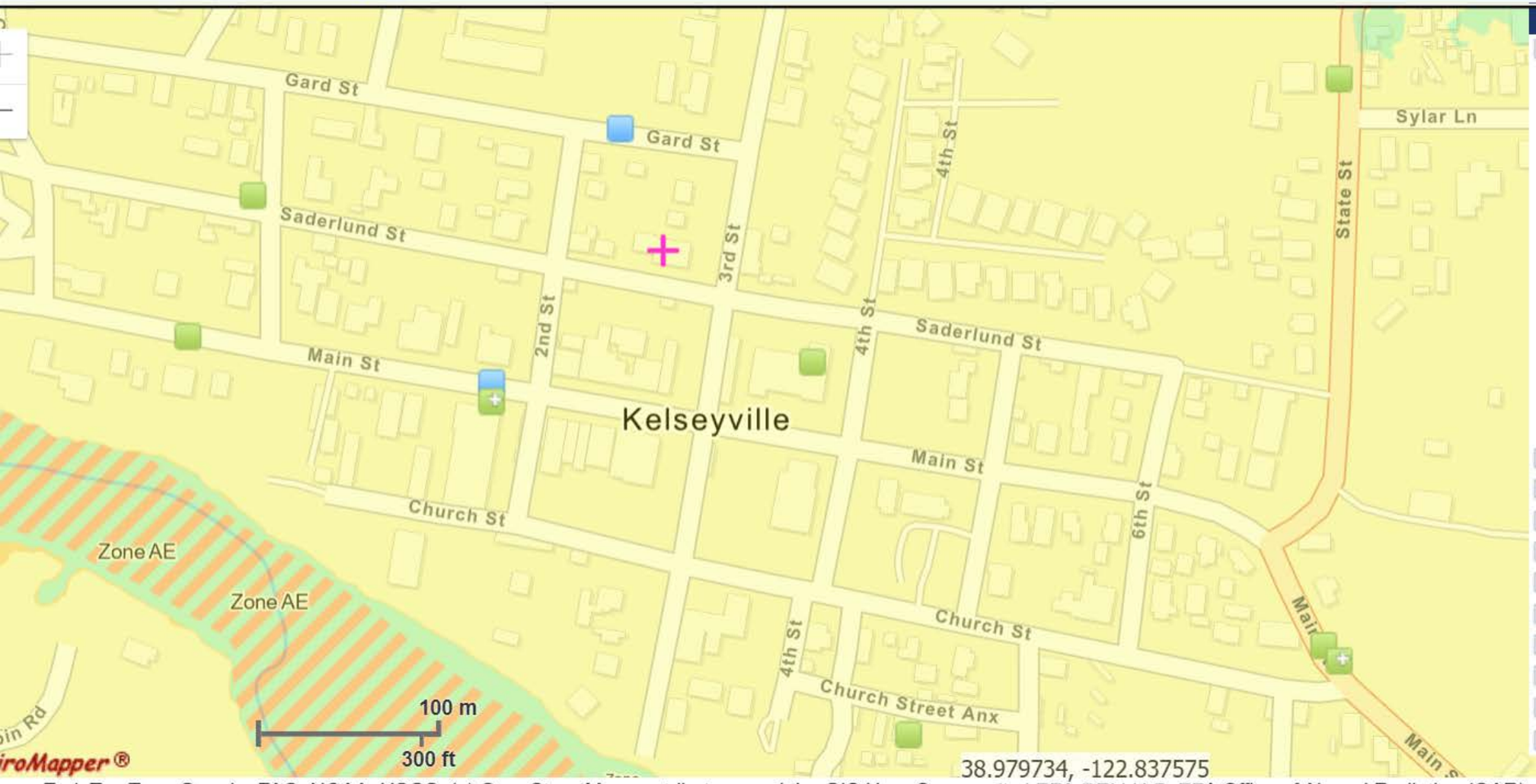
Basemap | Imagery | Draw | Erase | Save Session | Tools | More Data



Select Map Contents

- EPA Facilities
  - Hazardous Waste (RCRAInfo)
  - Air Pollution (ICIS-AIR)
  - Water Dischargers (NPDES)
  - Toxic Releases (TRI)
  - Superfund (NPL & SAA)
  - Brownfields (ACRES)
- Water Monitoring Stations
- Boundaries
- Water
- Transportation
- Places
- Non-attainment Areas
- Critical Habitat
- NWI Wetlands
- FEMA Flood
- Land Cover

ces: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community | EPA OEI | U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Plann… Powered by Esri

Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. **Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

   ☐Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒No → *Continue to Question 2.*

2. **Is the project located on a sole source aquifer (SSA)[1]?**

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*

   ☐Yes → *Continue to Question 3.*

3. **Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

   Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

   ☐Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

   ☐No → *Continue to Question 5.*

4. **Does your MOU or working agreement exclude your project from further review?**

   ☐Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

[1] A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

☐No → *Continue to Question 5.*

5. **Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

   Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination*.

   ☐Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. <u>If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied.</u> Continue to Question 6.*

6. **In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

   → *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. The project includes rehabilitation/improvement of an existing building and ancillary facilities. Additionally, there are no sole source aquifers within 3,000ft of the project. The nearest sole source aquifer is the Santa Margarita Aquifer, Scotts Valley (ID No. SSA59), approximately 136 miles south of the project. See attached map. No Impact

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. **Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

   ☒Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐No → *Continue to Question 2.*

2. **Is the project located on a sole source aquifer (SSA)[1]?**

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*

   ☐Yes → *Continue to Question 3.*

3. **Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

   Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

   ☐Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

   ☐No → *Continue to Question 5.*

4. **Does your MOU or working agreement exclude your project from further review?**

   ☐Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

[1] A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

☐No → *Continue to Question 5.*

5. **Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

   Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination*.

   ☐Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. <u>If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied.</u> Continue to Question 6.*

6. **In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

   → *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

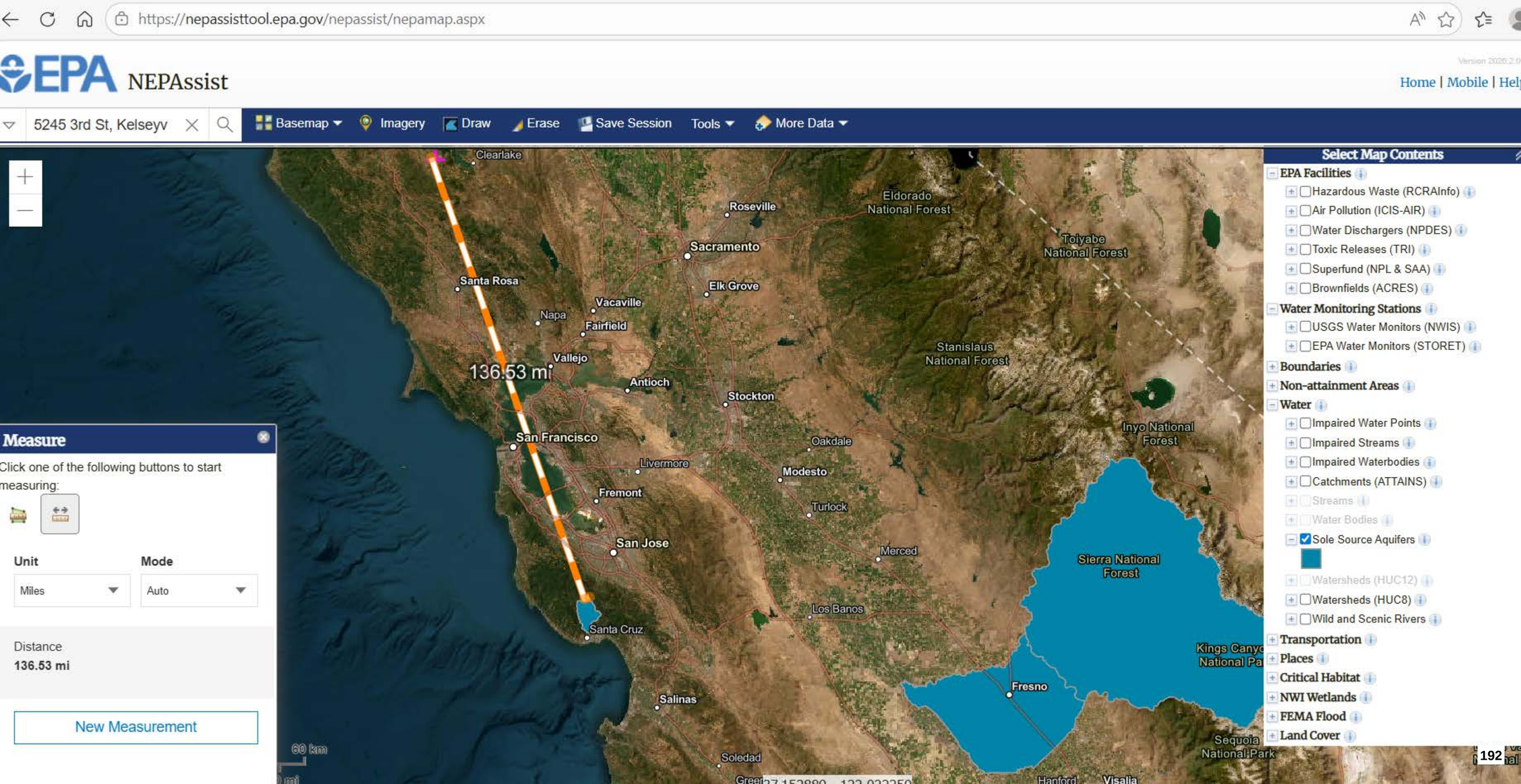
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. The project includes rehabilitation/improvement of an existing parking lot. Additionally, there are no sole source aquifers within 3,000ft of the project. The nearest sole source aquifer is the Fresno Streamflow Source Zone (ID No. SSA55b), which is approximately 136 miles south of the See attached map. No Impact

Are formal compliance steps or mitigation required?

☐ Yes

☒ No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Water Dischargers (NPDES)
Toxic Releases (TRI)
Superfund (NPL & SAA)
Brownfields (ACRES)
Water Monitoring Stations
USGS Water Monitors (NWIS)
EPA Water Monitors (STORET)
Boundaries
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Water
Impaired Water Points
Impaired Streams
Impaired Waterbodies
Catchments (ATTAINS)
Streams
Water Bodies
Sole Source Aquifers
Watersheds (HUC12)
Watersheds (HUC8)
Wild and Scenic Rivers
Transportation
Places
Critical Habitat
NWI Wetlands
FEMA Flood
Land Cover
192

Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
References		
https://www.hudexchange.info/environmental-review/wetlands-protection		

1. **Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**
   The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

   ☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ Yes → *Continue to Question 2.*

2. **Will the new construction or other ground disturbance impact an on- or off-site wetland?**
   The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

   ☒ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.
   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

   ☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→*You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.*
Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.
Continue to Question 3.

3. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project site is in downtown Kelseyville and is disturbed with existing buildings, roads, sidewalks and a parking lot. The entire site is paved and does not contain vegetation or water features, including wetlands. According to NEPAssist and the National Wetlands Inventory, the nearest wetland habitats are Kelsey Creek (Riverine Wetland habitat), located approximately 1,000 ft southeast of the project site; and Cole Creek (Riverine Wetland Habitat), located approximately 2,051 feet east of the project site. The project would completely avoid these features due to the distance and location of them in comparison to the project site. See Worksheet and map in Attachment 4.

No impact.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

National Wetlands Inventory
surface waters and wetlands

ABOUT | GET DATA | PRINT | FIND LOCATION

BASEMAPS >

MAP LAYERS >

- [x] Wetlands
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U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | Vantor | Esri...

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196

Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

1. **Is your project within proximity of a NWSRS river as defined below?**
   Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational
   Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.
   Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

   ☒ No
   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.*

   ☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.
   → *Continue to Question 2.*

2. **Could the project do *any* of the following?**
   - Have a direct and adverse effect within Wild and Scenic River Boundaries,
   - Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
   - Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.
Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

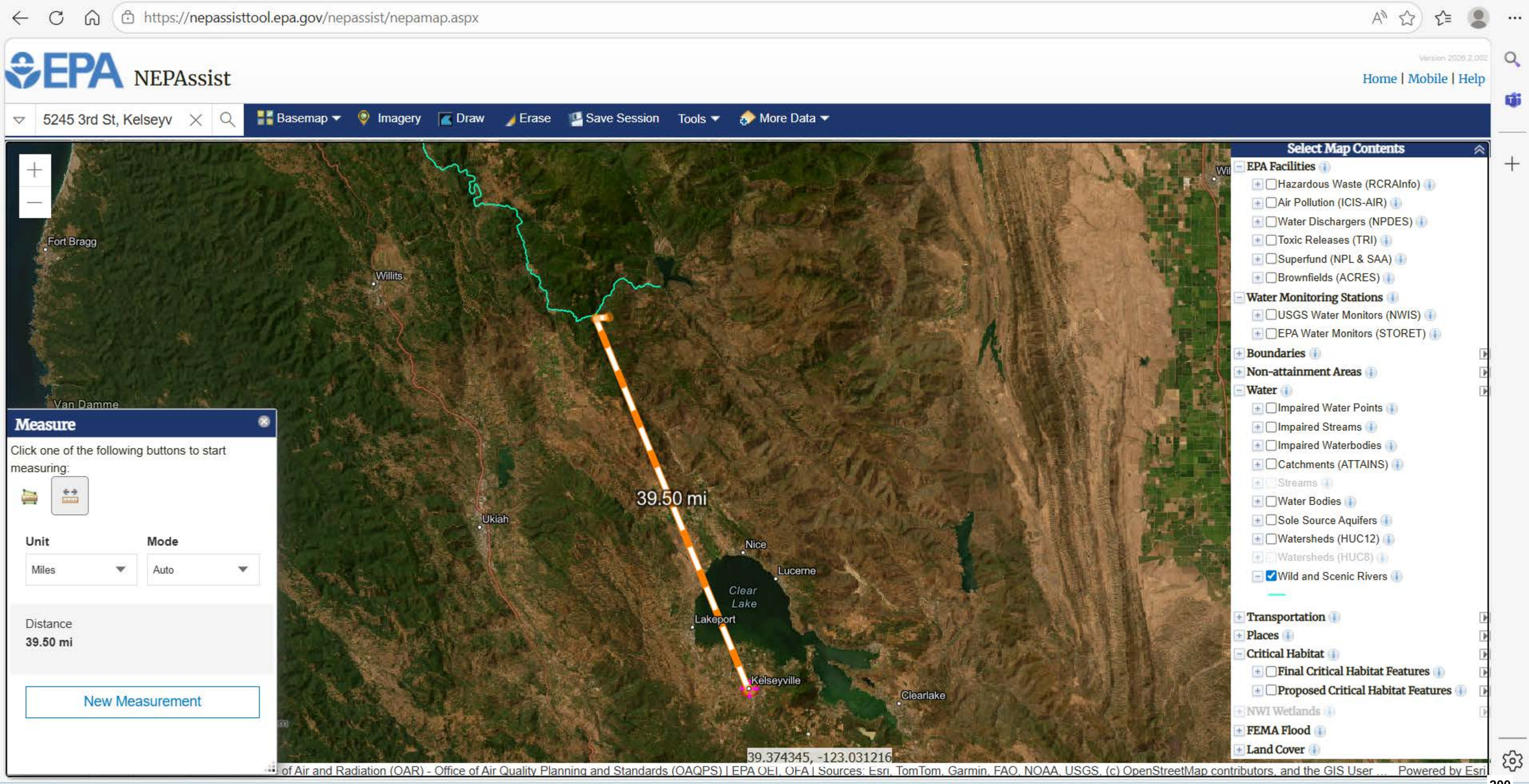
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

N/A. According to NEPAssist, the nearest wild and scenic river is the Eel River, located approximately 40 miles north of the project site. No Impact.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No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Toxic Releases (TRI)
Superfund (NPL & SAA)
Brownfields (ACRES)
Water Monitoring Stations
USGS Water Monitors (NWIS)
EPA Water Monitors (STORET)
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Non-attainment Areas
Water
Impaired Water Points
Impaired Streams
Impaired Waterbodies
Catchments (ATTAINS)
Streams
Water Bodies
Sole Source Aquifers
Watersheds (HUC12)
Watersheds (HUC8)
Wild and Scenic Rivers
Transportation
Places
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Final Critical Habitat Features
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Land Cover
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5/26/2026

Memorandum

7/9/2026 **Item#:**6b

Memorandum

Date: **July 9, 2026**

To: **The Lake County Planning Commission**

From: Mireya G. Turner, Community Development Department
Pablo Guerrero, Assistant Planner

Subject: Consideration of proposed Major Use Permit Amendment PL-25-243 (UP 24-20) East Side Farms, Inc./ Applicant, Ross Cunningham proposes a maximum of up to 50,560 square feet of outdoor commercial cannabis canopy and appurtenant facilities located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57).

EXECUTIVE SUMMARY

Requested Action:

The Planning Commission will consider the approval of Major Use Permit amendment PL-25-243 and the associated Mitigated Negative Declaration to expand an existing commercial cannabis cultivation operation located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57).

Project Overview:

East Side Farms, Inc. proposes to expand an existing commercial cannabis cultivation operation on the Project Parcels located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57). The applicant currently operates an A-Type 3 "Medium Outdoor" Cultivation under Major Use Permit (UP 19-43). The proposed expansion would utilize the parcels: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57 (totaling 35 acres). Adding three A-Type 1C License Types to the existing A-Type 3, with a total combined aggregate cannabis canopy of 50,560 square feet within outdoor cultivation area totaling 119,146 square feet. Appurtenant facilities for cultivation uses are a total of 8,320 square feet combined.

Recommended Action:

Staff recommends the Planning Commission:

A. I move that the Planning Commission find that potential impacts associated with the Major Use Permit amendment applied for by East Side Farms Inc./ Ross Cunningham can be mitigated to less than significant through the implementation of the Mitigated Negative Declaration for the property located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-243 with the findings listed in the Staff Report dated July 09, 2026.

B. I move that the Planning Commission find that the Major Use Permit PL-25-243 applied for by East Side Farms Inc./ Ross Cunningham for the property located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013 -015-39, 013-015-40, 013-015-43, and 013-015-57) does meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated July 09, 2026.

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
255 N. Forbes Street – 3rd Floor
Lakeport, California 95453
Planning • Building • Code Enforcement
Phone: (707) 263-2221 • Fax: (707) 263-2225

Item 6b
9:20 AM
July 9, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Department
Pablo Guerrero, Assistant Planner

DATE: July 09, 2026

SUBJECT: Consideration of proposed Major Use Permit Amendment PL-25-243 (UP 24-20) East Side Farms, Inc./ Ross Cunningham proposes a maximum of up to 50,560 square feet of outdoor commercial cannabis canopy and appurtenant facilities located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57).

EXECUTIVE SUMMARY

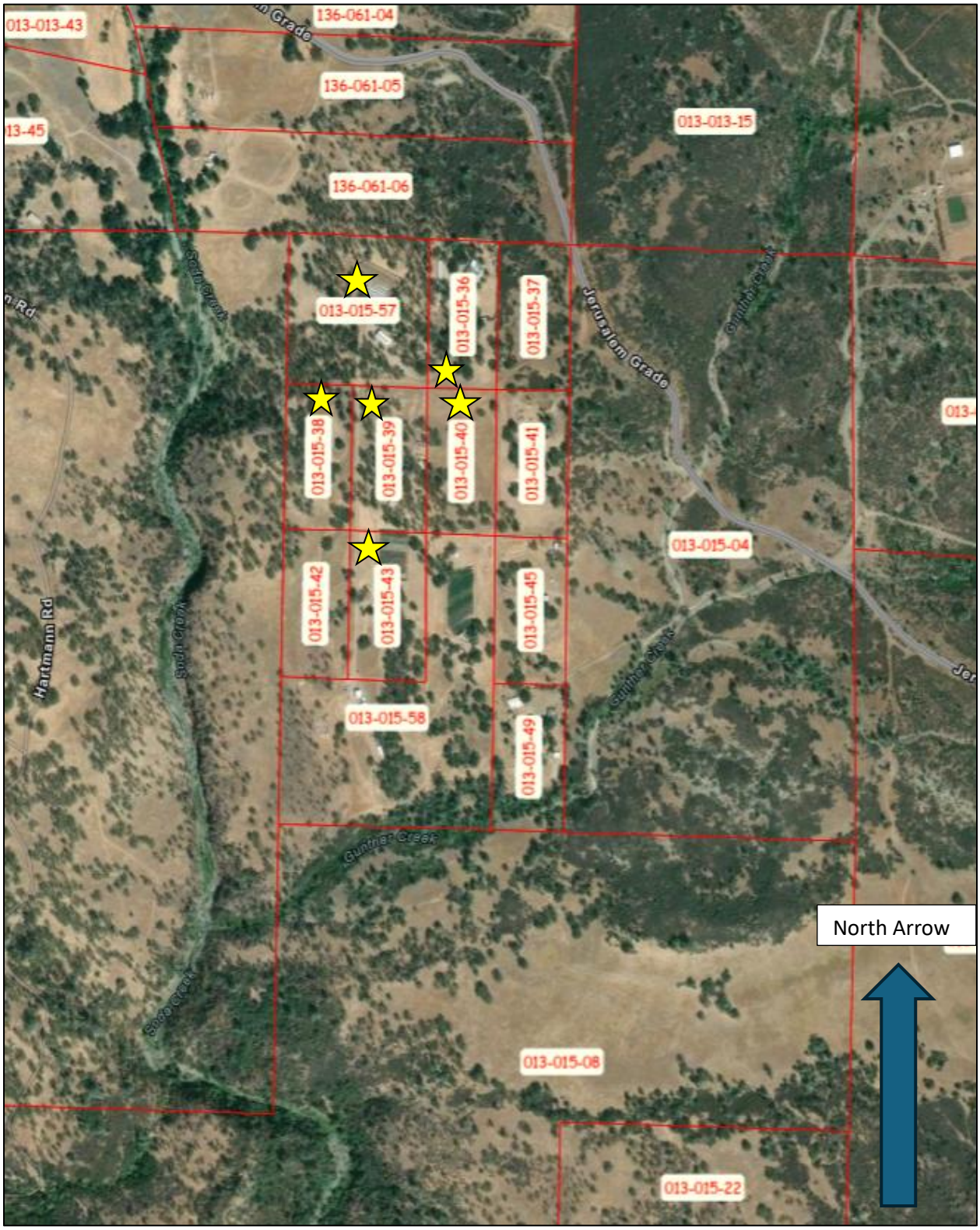
Requested Action:

The Planning Commission will consider the approval of Major Use Permit amendment PL-25-243 and the associated Mitigated Negative Declaration to expand an existing commercial cannabis cultivation operation located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57).

Project Overview:

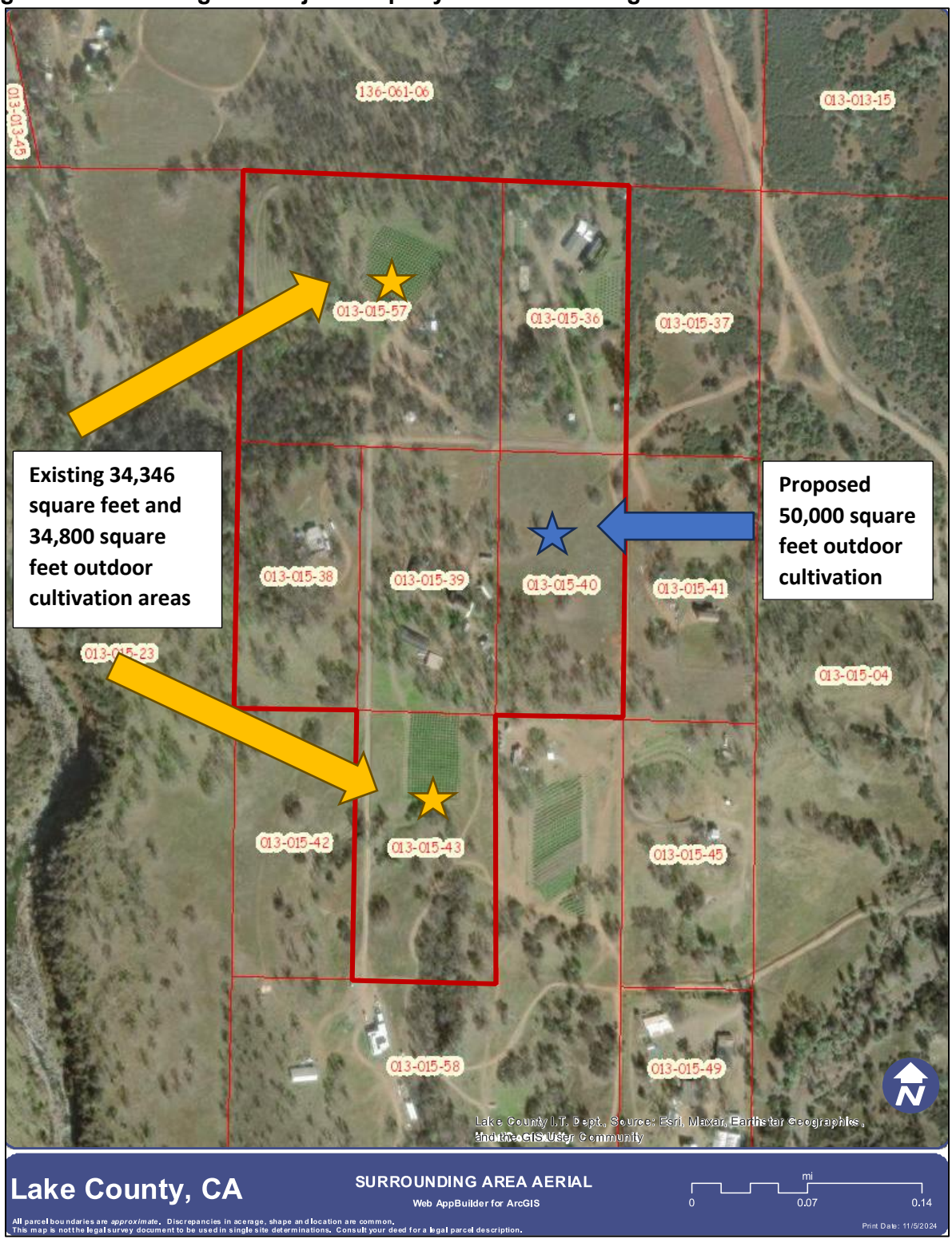
East Side Farms, Inc. proposes to expand an existing commercial cannabis cultivation operation on the Project Parcels located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57). The applicant currently operates an A-Type 3 "Medium Outdoor" Cultivation under Major Use Permit (UP 19-43). The proposed expansion would utilize the parcels: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57 (totaling 35 acres). Adding three A-Type 1C License Types to the existing A-Type 3, with a total combined aggregate cannabis canopy of 50,560 square feet within outdoor cultivation area totaling 119,146 square feet. Appurtenant facilities for cultivation uses are a total of 8,320 square feet combined.

Figure 1 – Vicinity Map



Source: Lake County ArcGIS, 2026

Figure 2: Aerial Image Of Project Property and Surrounding Area



Source: Lake County Parcel Viewer, 2025

PROJECT SUMMARY

The Applicant currently operates an A-Type 3 “Medium Outdoor” cultivation operation on the Project property under Major Use Permit (UP 19-43) commercial cannabis of up to 28,960 square feet of canopy.

The Project property has been improved with the following:

- A primary residence
- Residential accessory structures
- Garden 1: 14,880 sq. ft. of cannabis canopy (existing)
- Garden 2: 14,080 sq. ft. of cannabis canopy (existing)
- Interior access road improvements and dirt and gravel driveways
- Two onsite groundwater wells
- A 30,000-gallon metal fire water storage tank and hydrant
- 8’ X 8’ (64 sq. ft.) Pesticides & Agricultural Chemicals Storage Shed (existing)
- Ground and roof-mounted solar arrays
- Five 2,500-gallon water storage tanks for irrigation
- 30’ x 70’ (2,100 sq. ft.) metal building
- 28’ X 40’ (1,120 sq. ft.) wooden barn

The proposed improvements include:

- Garden 3: 21,600 sq. ft. of cannabis canopy (proposed)
- 30’ X 70’ (2,100 sq. ft.) greenhouse for immature plant cultivation
- 30’ X 100’ (3,000 sq. ft.) metal building for cannabis processing
- Two 2,500-gallon water storage tanks for irrigation
- The existing metal building, 2,100 sq. ft., and wooden bard, 1,120 sq. ft, are being proposed to be utilized for cannabis processing and harvest storage

Construction Details:

Development of the proposed Project would involve the construction of the proposed immature plants greenhouse, 3,000 sq. ft. metal processing building, and fencing around the proposed 50,000 sq. ft. outdoor cultivation area (Garden 3). The applicant proposes to modify the use of the existing barn and metal building for processing cannabis materials. The following equipment is expected to be used to construct the Project facilities:

- Backhoe Loader
- Cement Truck
- Skid steer

- Compactor / Roller
- Scissor Lift / Boom Lift
- Trucks and trailers
- Auger
- Hand tools

Construction activities are expected to occur over a six-to-eight-week period. All construction activities, including engine warm-up, shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays between 12:00 noon and 5:00 p.m. Total construction-related vehicle trips are estimated to range between 120 and 160, including delivery of construction materials. Materials and equipment would be staged on existing roads, parking spaces and work areas. Grading less than 500 cubic yards would occur to create level pads on which the proposed processing building and immature plant area/greenhouse are to be constructed. The project would displace approximately 100 cubic yards for the development proposed and proposes to clear approximately 60,000 square feet of vegetation (Attachment 5). Additionally, approximately 185 cubic yards of gravel would be imported to widen and armor an existing access road of the Project property, which would be used to access the proposed Processing Building. Grading activities shall adhere to Chapter 30 of the Lake County Zoning Ordinance.

Operation

Operations would occur up to seven days per week between March through November, with outdoor cultivation occurring between May through October. Hours of Operation would be Monday through Sunday during daylight hours from approximately 6:00 a.m. to 10:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups from 9:00 a.m. to 7:00 p.m., Monday through Saturday, and Sunday from 12 noon to 5:00 p.m. Once operational, the proposed project would staff approximately two full-time employees and two seasonal employees for planting and harvesting. Daily traffic commutes would be approximately four trips during regular operations, and up to eight commutes during the peak harvest and processing periods. Weekly truck deliveries of various project-related materials would occur throughout the year.

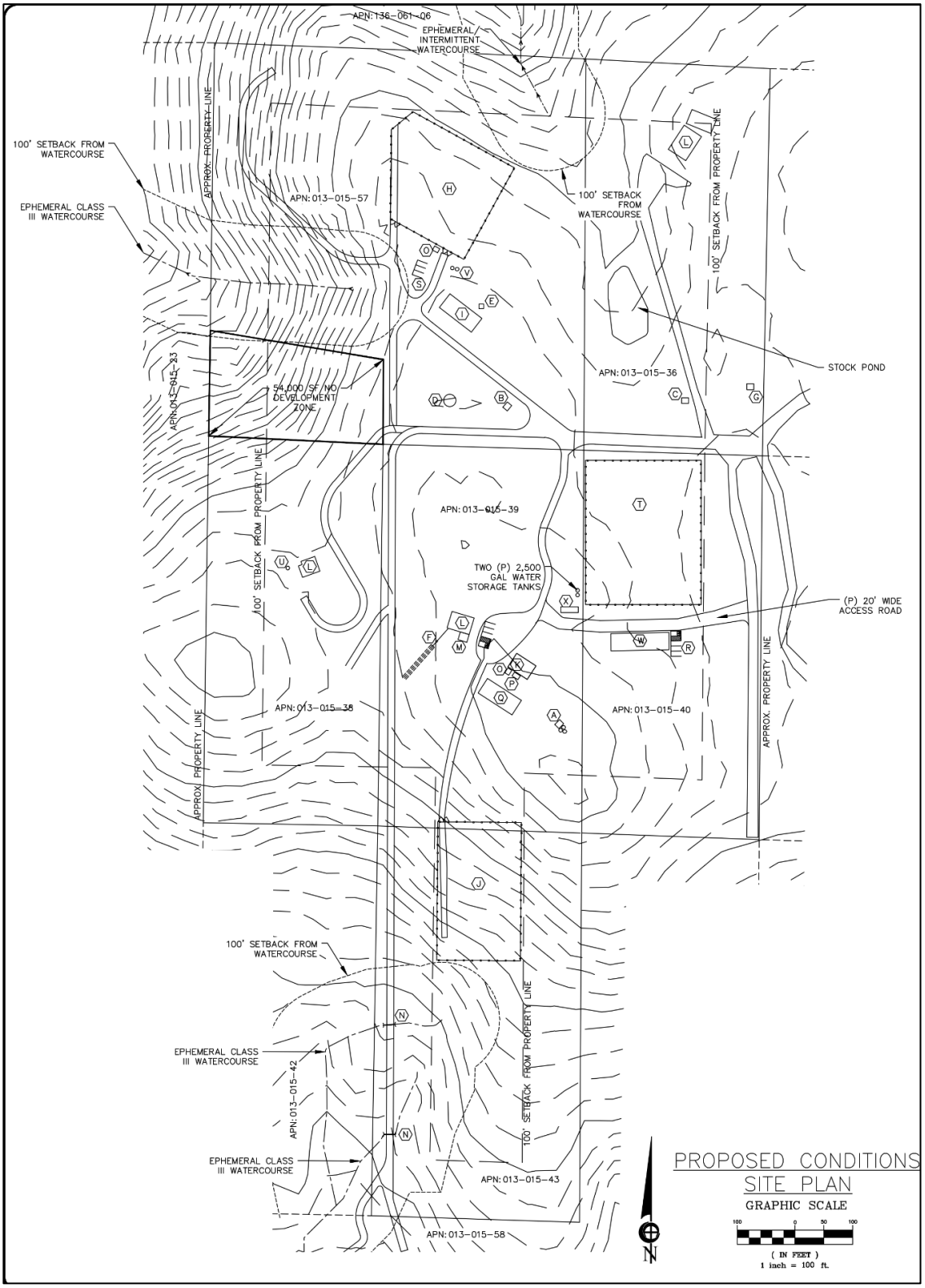
The growing medium of the existing and proposed outdoor cultivation areas would be an amended native soil mixture at or below grade, with drip irrigation systems. The growing medium of the proposed immature plants greenhouse would be an imported soilless growing medium in nursery pots that are hand watered. Serpentine soil is present within the proposed cultivation area. Development in areas with serpentine soils present require an asbestos mitigation plan to be approved by the Lake County Air Quality Management

District. Consistent with proposed conditions of approval (Attachment 2). All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) would be stored within the existing pesticides & agricultural chemicals storage shed. According to the applicant's Property Management Plan, only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis would be used.

Table 1: Technical Studies Submitted

APN	Study	Date
013-015-39 & 57	Protocol-level Special-status Plant Surveys	May 24, 2019
013-015-57	Protocol-level Special-status Plant Surveys	April 6, 2021
013-015-36, 39, 43, & 57	Protocol-level Special-status Plant Surveys	April 23, 2024
013-015-36, 38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	June 11, 2024
013-015-38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	March 9, 2026
013-015-36, 38, 39, 40, 43 & 57	Hydrological Assessment, Hurvitz Environmental Services (HES)	June 6, 2025
013-015-36, 38, 39, 40, 43 & 57	Cultural Resource Assessment, John W. Parker, Wolf Creek Archeology	November 19, 2024

Figure 3 – Site Plans (Attachment 1)



Source: Realm Engineering Site Plans, 2024

SITE CONTEXT

Location	23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown
General Plan	Rural Lands
Zoning District	“RL”– Rural Lands
Parcel Size	Combined ±35 acres
Flood Zone	Zone “D “Areas in which flood hazards are undetermined, but possible
Fire District	South Lake County Fire Protection District
Access	Jerusalem Grade
Supervisorial District	District 1

The property currently operates as an active commercial cannabis farm includes a primary residence, barn, metal agricultural building, featuring multiple existing structures and infrastructure improvements, both residential and commercial. The site includes two fenced outdoor cultivation areas, onsite groundwater wells, water storage facilities, solar arrays, and various accessory outbuildings.

The property is predominantly flat. No tree clearing is proposed, and site work includes building pad preparation for the proposed structures that would be included in a building permit. The field designated for the proposed canopy areas has already been fully fenced. The surrounding area consists of rural residential land and active commercial cannabis operations.

The project observes all required waterway setbacks, as documented in the Site Plans (Attachment 1). The nearest off-site residence is located approximately 300 feet from the cultivation area, satisfying the 200-foot minimum setback requirement established under Article 27.11, Chapter 21 of the Lake County Zoning Ordinance. The property contains no wetlands. The project site is enrolled in the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ)

Figure 4 – Site Photo

Source: Staff Site Visit, August 2025

WATER SUPPLY & USE

- Source: Two existing on-site groundwater wells.
- Pump tests were performed of the Project wells in June of 2023. The pump tests indicate that the Project wells have a combined yield of at least 33 gallons per minute, which could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than three and one half hours.
- Annual Demand: ~1,307,349 gallons (4.01 acre-feet) per year.
- The recharge rate for the aquifer is 20,828,640 gallons per year or 63.4 acre-feet per year.
- Hydrology Conclusion: According to the Hydrology Report (Attachment 6), even during drought years, the onsite groundwater well has the capacity to handle the water needs of the proposed Project and would not cause overdraft conditions.
- Finding: Adequate groundwater supply exists to support operations.

- The applicant's Drought Management Plan (Attachment 7) identifies water conservation and reduction measures. The applicant proposes to reduce water usage by 10 percent when drought emergencies are declared for the region by limiting to 5,056 sq. ft. of the proposed canopy area.

ENVIRONMENTAL REVIEW (CEQA)

An Initial Study was prepared pursuant to CEQA Guidelines §15063 and was circulated from May 12, 2026, to June 15, 2026.

The Initial Study determined that the project could result in potentially significant impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

Mitigation measures are incorporated by reference from the IS/MND (Attachment 4) into the Conditions of Approval (Attachment 2). All impacts would be reduced to a less-than significant level through incorporation of mitigation measures and compliance with existing regulations.

No significant and unavoidable impacts were identified. Therefore, preparation of an Environmental Impact Report is not required pursuant to CEQA Guidelines §15070.

GENERAL PLAN & ZONING CONSISTENCY

The project is an allowable agricultural use, maintains required setbacks, and incorporates fire safety, water management, and environmental protection measures. As demonstrated below, the project is consistent with the General Plan, Middletown Planning Area, and the Lake County Zoning Ordinance.

Policy Area	Conclusion
General Plan – Rural Lands	Staff finds the project consistent with the General Plan designation, thereby satisfying the policy requirements of Chapter 3 Land Use; Chapter 7 Health and Safety; Chapter 8 Noise; Chapter 11 Water Resources.
Middletown Area Plan	Objective 3.2.1: Maintain and ensure there are adequate water resources for sustainable long-term beneficial uses within the Middletown Planning Area. • Policy 3.2.1a: New development should be designed to conserve water through the use of drought resistant vegetation, low flow plumbing fixtures. • Policy 3.2.1b: Encourage groundwater monitoring within the Middletown Planning Area. - The proposed project incorporates sustainable water use measures, including drought-measures, consistent with long-term water conservation goals. Objective 3.4.1: Encourage agricultural development in the Middletown area by supporting programs that help reduce agricultural costs and preclude intrusion of incompatible development into prime agricultural areas. • Policy 3.4.1c: Adequate building setback lines or buffer areas shall be encouraged in land divisions in any areas contiguous to agricultural operations where dust, noise, spray drift or other nuisance conditions could result in conflicts due to normal farming practices. - The proposed project is consistent with surrounding land uses and is not anticipated to generate dust, noise, spray drift, or other nuisance conditions that would conflict with adjacent agricultural operations. Adequate setbacks and buffer areas will be incorporated as required through the land division process. Objective 4.4.1: Minimize air pollution emissions and maintain clear visibility for the area's viewsheds.

Policy Area	Conclusion
	• Policy 4.4.1d: Reduce air quality impacts related to release of asbestos related materials during disturbance of serpentine soil areas. - An asbestos dust mitigation plan shall be reviewed and approved by the Lake County Air Quality Management District (LCAQMD) prior to any ground disturbance occurring within areas underlain by serpentine soils, consistent with the requirement to reduce air quality impacts associated with naturally occurring asbestos. Objective 5.1.1: Encourage comprehensive economic development that includes a high level of community participation to the long range benefit of the Planning Area with a balanced and diverse mix of commercial, manufacturing, residential, tourism and agriculture. • Policy 5.1.1a: Economic development proposals should involve a high level of community participation. - The proposed project has been developed with opportunity for community participation through the public review and permitting process, consistent with the goal of encouraging comprehensive economic development with broad community involvement. Objective 5.1.5: Encourage comprehensive economic development efforts for the long-term benefit of the Planning Area aimed at increasing local employment opportunities. • Policy 5.1.5b: "Priority should be given to providing service and employment opportunities locally." • Policy 5.1.5c: "Increase local employment opportunities in order to provide an adequate number of jobs to support the local population." - The proposed cannabis project would generate local employment opportunities within the Middletown Planning Area, providing service and operational positions that support the local workforce and contribute to the area's long-term economic development goals.

Policy Area	Conclusion
Zoning: Article 7 – "RL"; Article 27.11(at) – Cannabis Uses	Permitted under Article 7.5 with a Major Use Permit. Under Article 27.11(at), cannabis cultivation with Major Use Permit in "RL" zoning is allowable.
Setbacks & Canopy Limits	• The total acreage combined is ±35 acres. • The cultivation site is set back a minimum of 100 feet from the nearest property line. • The nearest off-site residence is approximately 300 feet from the Project site meeting the 200-foot minimum. • No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the unnamed ephemeral watercourses or seasonal stock pond of the Project property. • The total combined proposed canopy areas would be approximately 50,560 square feet of outdoor commercial cannabis canopy area.
Lake County Code	There are no violations of Chapter 5, 17, 21, 23, or 26
Background Checks	Lake County Sheriff's Office affirmed qualification of the applicant.

CANNABIS PROJECTS PROXIMITY TO SITES:

There are two pending and five approved projects within a 1-mile radius.

Five Approved Projects Canopy Sizes:

Project	Size
MUP 18-14	10,000 sf (0.229568 acre)
MUP 19-07	348,480 sf (8 acres)
UP 20-09	43,560 sf (1 acre)
UP 20-13	43,560 sf (1 acre)
UP 20-32	43,560 sf (1 acre)

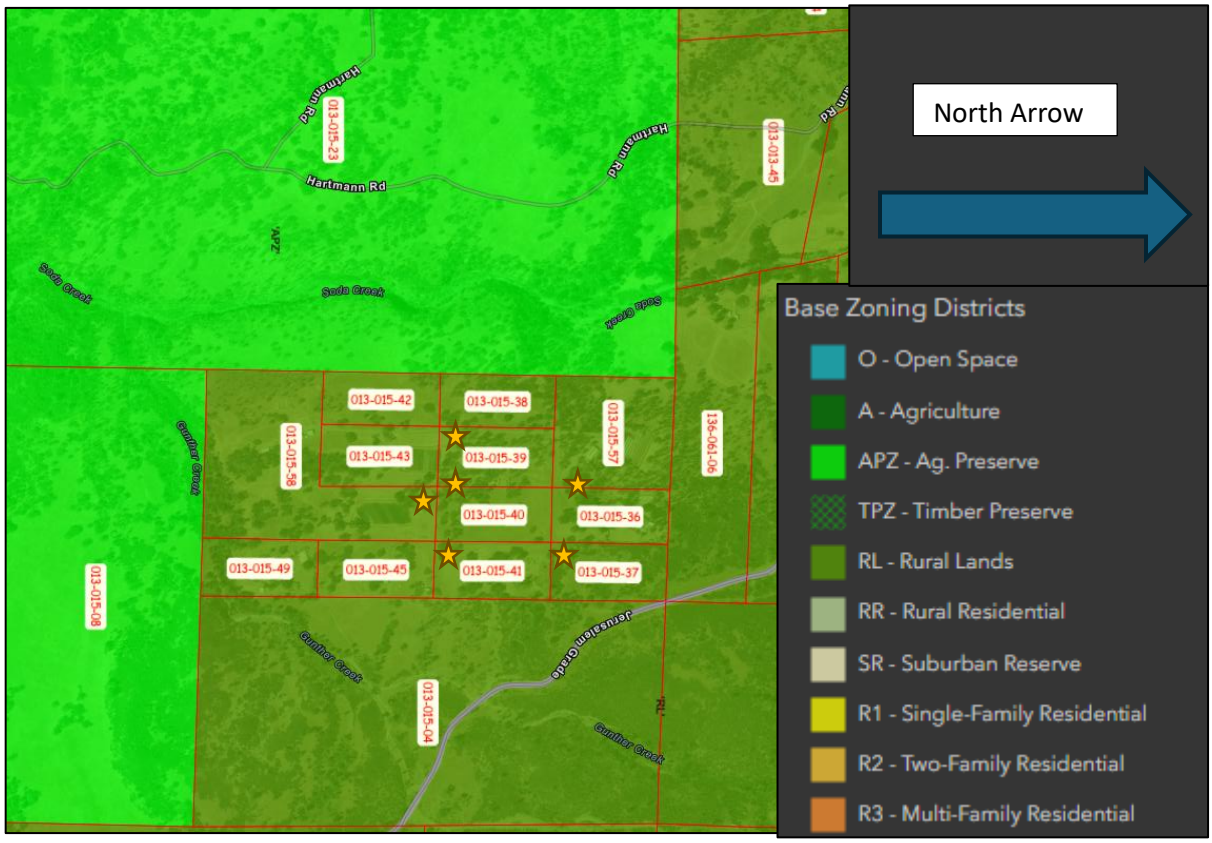
There are seven pending and eleven approved projects within a 3-mile radius.

Three Approved Project Canopy Sizes:

Project	Size
UP 18	43,560 sf (1 acre)
UP 18	43,560 sf (1 acre)
UP 19	42,080 sf (0.966024 acre)
UP 19	100,000 sf (2.295684 acre)
UP 20	48,464 sf (1.112580 acres)
UP 24	43,560 sf (1 acre)

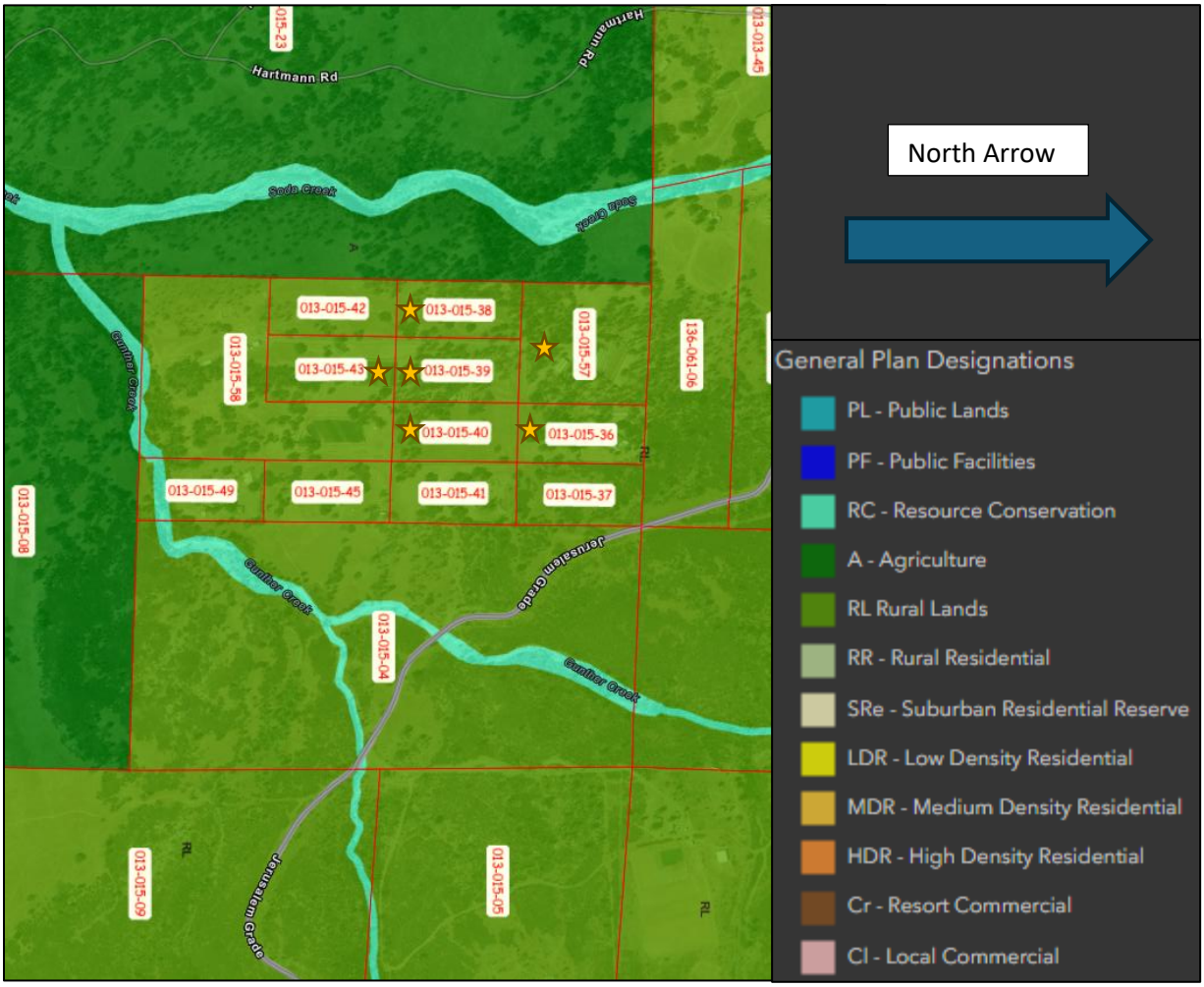
Please note, that the Project's properties currently operate an approved cannabis project, known as UP 19-43, East Side Farms.

Figure 5 - Zoning Map



Source: Lake County ArcGIS, 2025

Figure 6 - General Plan Designation



Source: Lake County ArcGIS, 2025

AGENCY REVIEW & TRIBAL CONSULTATION

Agency comments (Attachment 10) were received and addressed through Conditions of Approval (Attachment 2).

The County of Lake Community Development Department initiated the Assembly Bill 52 Tribal notification process on October 08, 2025, contacting eleven Lake County-based Tribes and informing them of the proposed project. Of the notified Tribes, Middletown Rancheria Tribal Historic Preservation Department requested consultation on October 08, 2025. The Community Development Department held an AB 52 Tribal Consultation on October 27, 2025. Tribal Consultation was concluded on March 16, 2026. Mitigation Measures have been incorporated into the IS/MND (Attachment 4) and the Conditions of Approval (Attachment 2).

REQUIRED FINDINGS (Article 51.4 – Major Use Permit and Article 27.11(at) Uses Generally Permitted under the Lake County Zoning Ordinance)

Based on the whole of the record, including the Initial Study/Mitigated Negative Declaration and supporting technical reports, staff finds the Project:

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
4. There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. Is consistent with the General Plan, Area Plan, and Zoning Ordinance.
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan. Meets all cannabis development standards.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.
7. Applicant is qualified to apply for the Use Permit.
8. The Project was adequately analyzed under CEQA, and all impacts associated with the project can be mitigated to a less than significant level.

Please see the preceding sections of this Staff Report establishing these findings.

RECOMMENDATION

Staff recommends the Planning Commission:

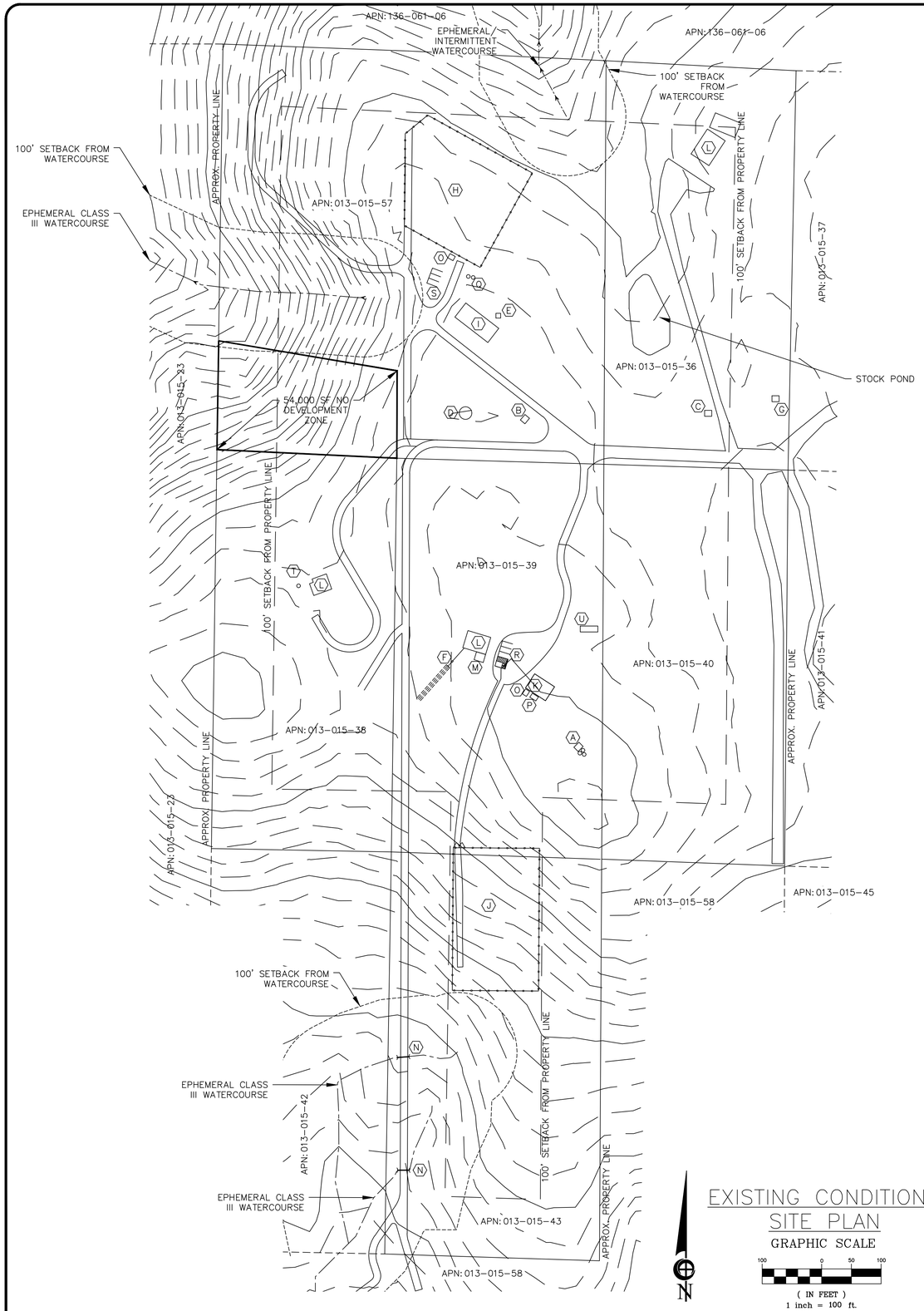
A. I move that the Planning Commission find that potential impacts associated with the Major Use Permit amendment applied for by East Side Farms Inc./ Ross Cunningham can be mitigated to less than significant through the implementation of the Mitigated Negative Declaration for the property located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57) will not have a significant effect on the environment, and that the Planning Commission adopt Initial Study PL-25-243 with the findings listed in the Staff Report dated July 09, 2026.

B. I move that the Planning Commission find that the Major Use Permit PL-25-243 applied for by East Side Farms Inc./ Ross Cunningham for the property located at 23071, 23179, 23131, 23083, 23143, and 23119 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57) does meet the requirements of the Lake County Zoning Ordinance Article 27 and Article 51.4 and that the Major Use Permit be granted based on the findings listed in the Staff Report and subject to Conditions of Approval dated July 09, 2026.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh day following the Planning Commission's decision on this matter.

ATTACHMENTS (BY REFERENCE)

1. Site Plans
2. Draft Conditions of Approval
3. Property Management Plan
4. Initial Study / Mitigated Negative Declaration
5. Grading Questionnaire
6. Hydrological Report
7. Drought Management Plan
8. Biological Report, July 10, 2024
9. Biological Report, March 19, 2026
10. Agency Comments
11. Tribal Comments
12. Public Comments



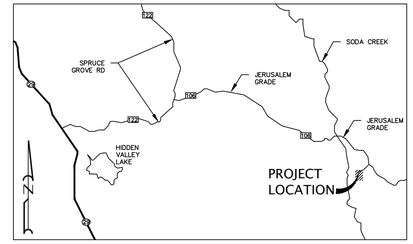
EXISTING CONDITIONS SITE PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

(A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

(B) (E) GROUNDWATER WELL & 10'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

(C) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 10'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 30'x70' METAL AGRICULTURE STORAGE BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS DRYING & STORAGE FACILITY

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (E) TWO 2,500 GAL WATER STORAGE TANKS

(R) (E) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

(U) (E) GROUND-MOUNTED SOLAR ARRAY

Revisions:

REALM ENGINEERING
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1767 MARKET STREET SUITE C
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530-526-7493

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS SITE PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

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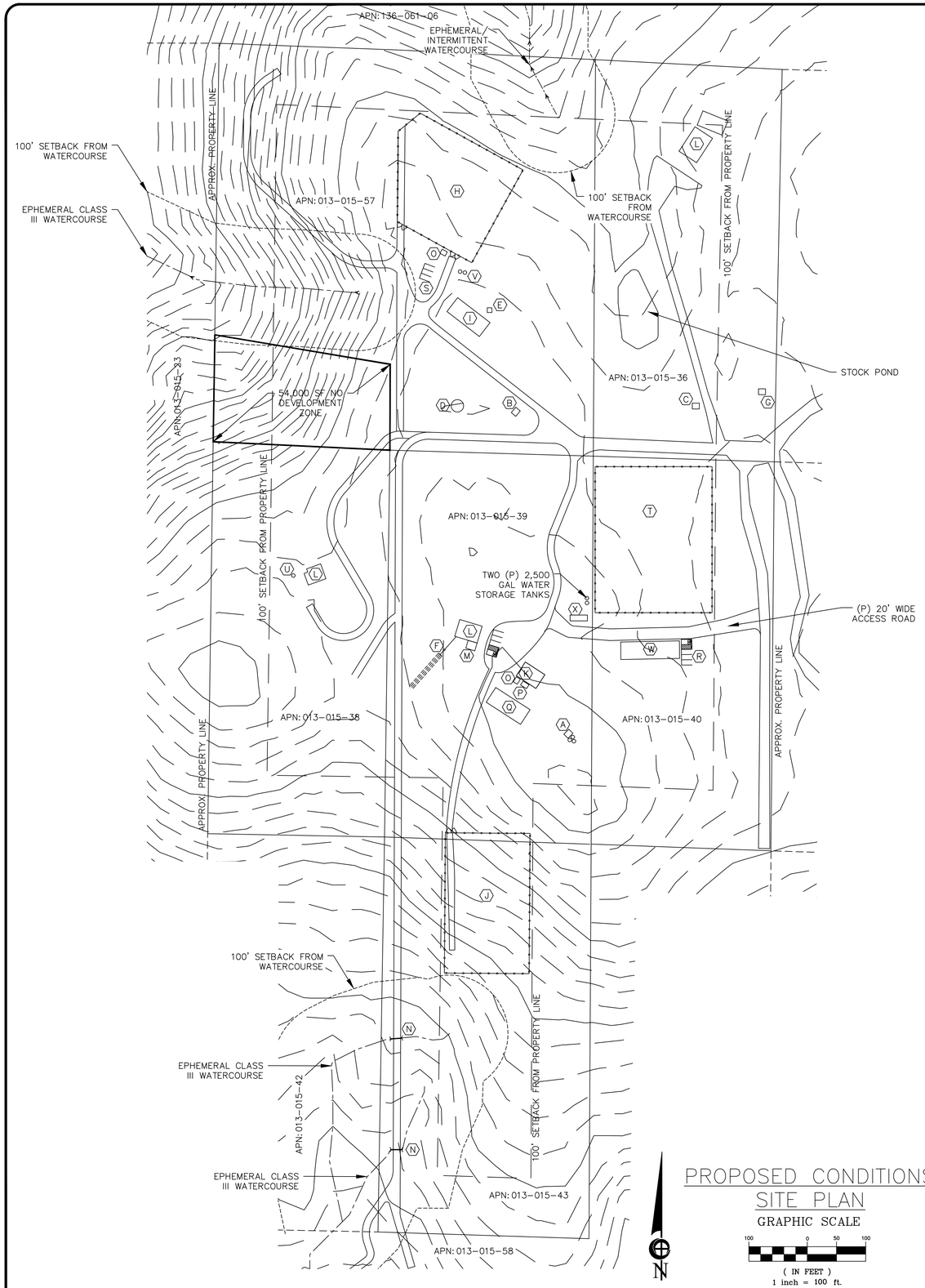


PROPOSED CONDITIONS SITE PLAN

GRAPHIC SCALE

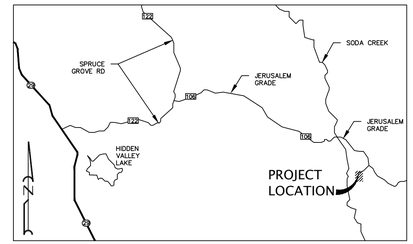
100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

(A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
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(F) (E) SEPTIC AREA

(G) (E) 10'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 30'X70' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING / (P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

(U) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

(V) (E) TWO 2,500 GAL WATER STORAGE TANKS

(W) (P) 30'x100' (3,000 SF) PROCESSING BUILDING

(X) (E) GROUND-MOUNTED SOLAR ARRAY

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PROPOSED CONDITIONS SITE PLAN

EASTSIDE FARMS
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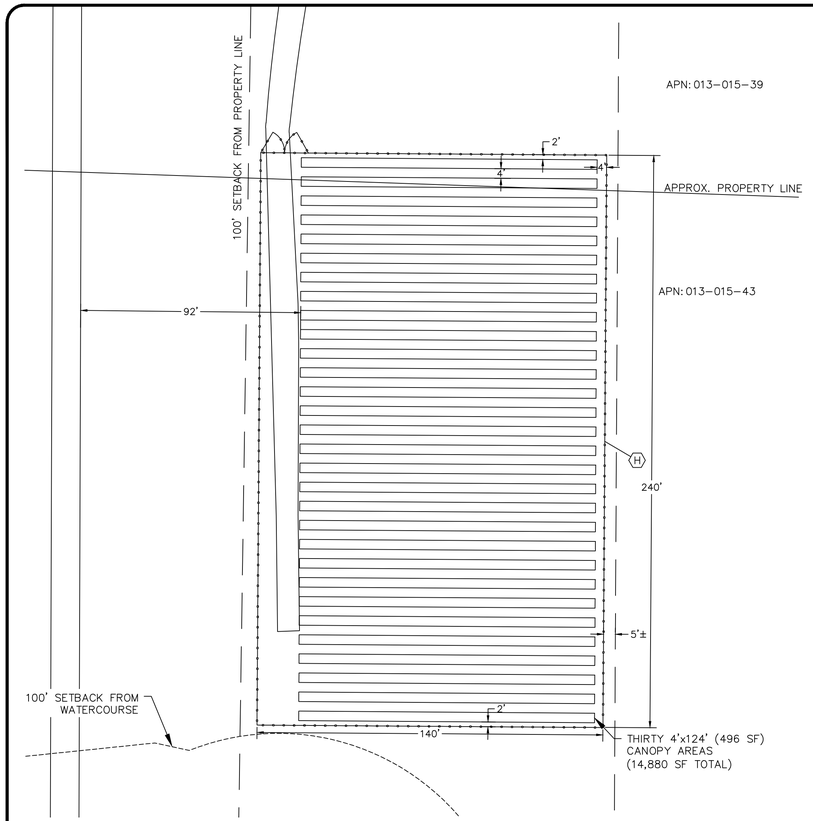

CULTIVATION SITE PLAN
WITH CANOPY– EXISTING

GRAPHIC SCALE

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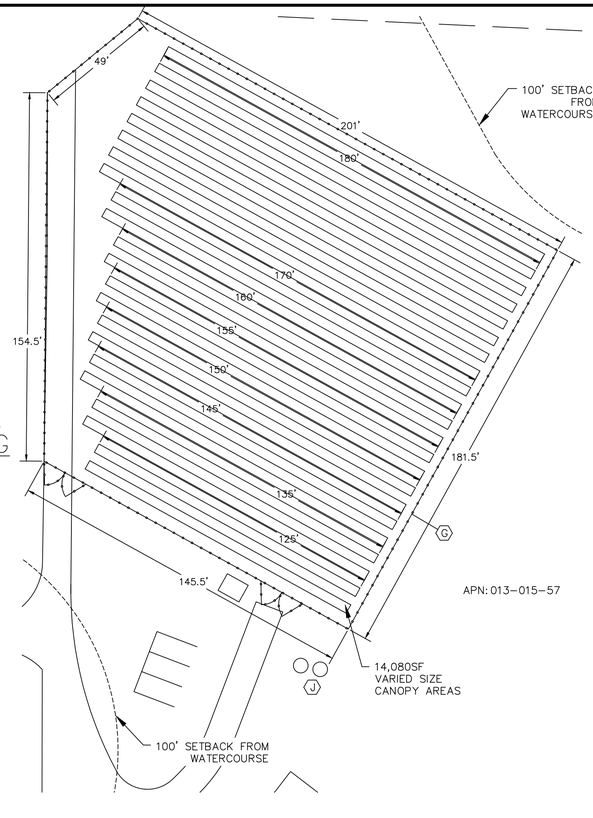
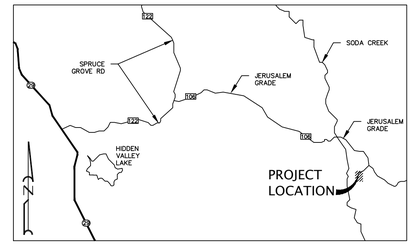
(IN FEET)
1 inch = 30 ft.





VICINITY MAP
NO SCALE

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MIDDLETOWN, CA 95461 – LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

1530	CONTOUR ELEVATION
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	ASPHALT
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	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

CULTIVATION SITE PLAN
WITH CANOPY– PROPOSED

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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530-526-7493

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

CULTIVATION SITE PLAN WITH CANOPY

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
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SHEET:
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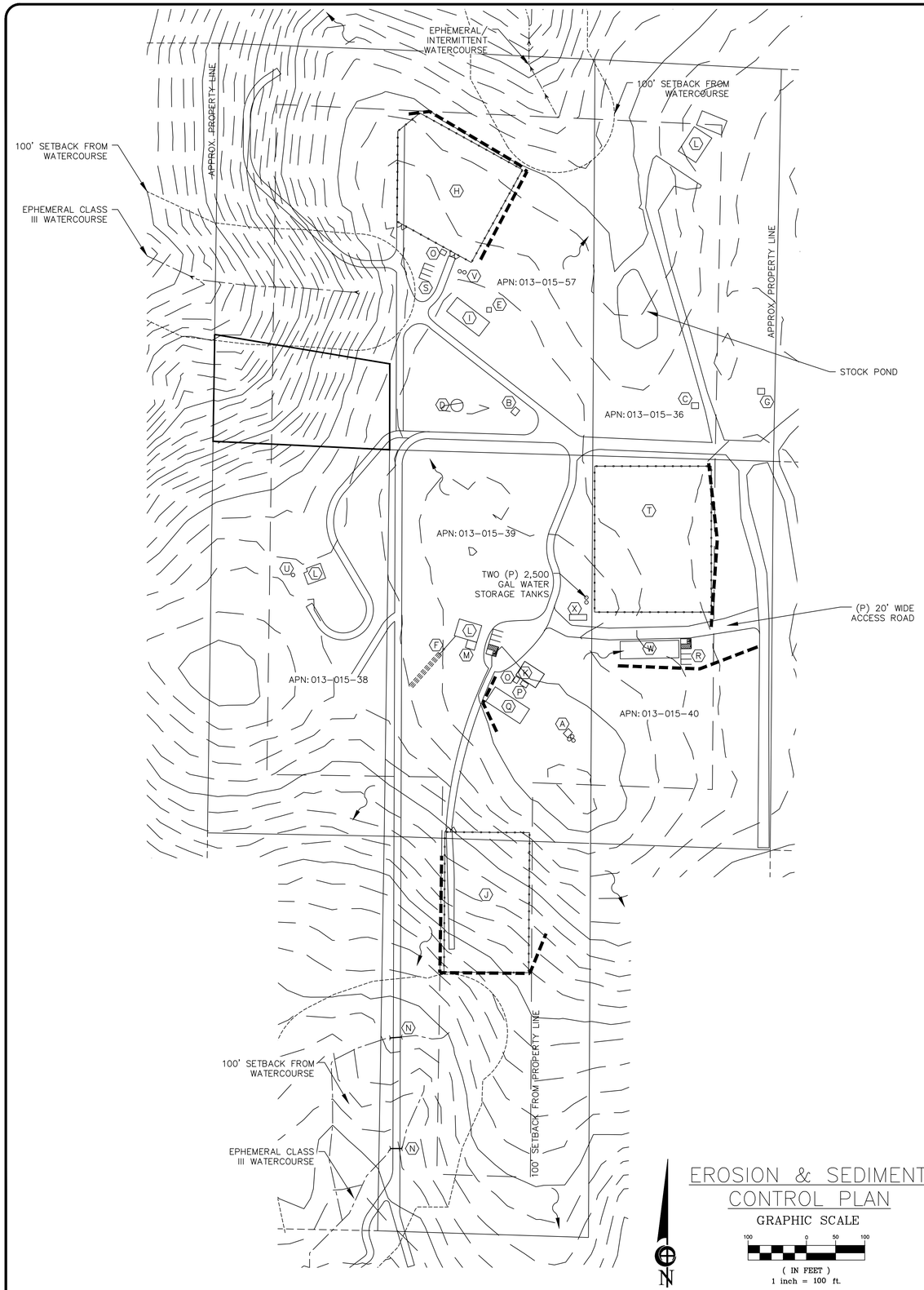


EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

Ⓐ (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

Ⓑ (E) GROUNDWATER WELL & 10'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

Ⓒ (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

Ⓓ (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

Ⓔ (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

Ⓕ (E) SEPTIC AREA

Ⓖ (E) 10'x12' SHED

Ⓗ (E) 34,346 SF OUTDOOR CULTIVATION AREA

Ⓘ (E) 30'X70' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING

Ⓙ (E) 34,800 SF OUTDOOR CULTIVATION AREA

Ⓚ (E) 28'x40' CANNABIS STORAGE BUILDING

Ⓛ (E) RESIDENCE

Ⓜ (E) 14'x16' WOODEN SHED

Ⓝ (E) 12" CMP CULVERT

Ⓞ (E) DESIGNATED REFUSE AREAS

Ⓟ (E) COMPOST AREA

Ⓠ (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

Ⓡ (P) EMPLOYEE PARKING / A.D.A.

Ⓢ (E) EMPLOYEE PARKING

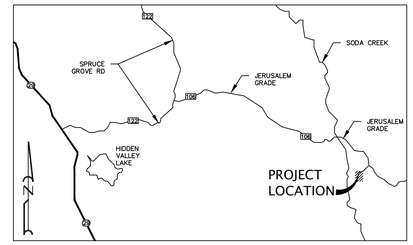
Ⓣ (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

Ⓤ (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

Ⓥ (E) TWO 2,500 GAL WATER STORAGE TANKS

Ⓦ (P) 30'x100' (3,000 SF) PROCESSING BUILDING

Ⓧ (E) GROUND-MOUNTED SOLAR ARRAY



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

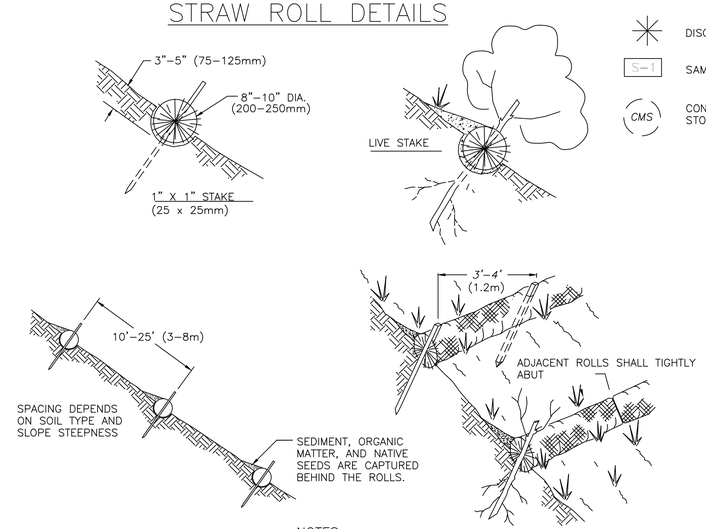
LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

	DRAINAGE PATTERNS
	STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)
	DISCHARGE POINT
S-1	SAMPLING LOCATION
CMS	CONSTRUCTION MATERIALS STORAGE AREA

STRAW ROLL DETAILS



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

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EROSION & SEDIMENT CONTROL PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

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COUNTY OF LAKE
MAJOR USE PERMIT AND INITIAL STUDY, PL-25-243
EAST SIDE FARM EXPANSION
EAST SIDE FARMS INC. / ROSS CUNNINGHAM
CONDITIONS OF APPROVAL

EXPIRES IF NOT USED: JULY 09, 2028
VALID UNTIL: JULY 09, 2036

Pursuant to the approval of the Planning Commission on July 09, 2026, County of Lake hereby grants to East Side Farms Inc./ Ross Cunningham a Major Use Permit amendment, PL-25-243, with the following conditions of approval to allow the following Commercial Cannabis Cultivation License: A-Type 1C License Types (maximum of 7,500 square feet of canopy) to the existing A-Type 3, with a total combined aggregate cannabis canopy of 50,560 square feet within outdoor cultivation area totaling 119,146 square feet. The cultivation site is located at 23071-23143 Jerusalem Grade, Middletown (APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57). The project is subject to the following terms and conditions of approval:

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the Site Plans, Project Description, Hydrology Analysis, Property Management Plan and any conditions of approval imposed by the Major Use Permit and Review Authority to add a maximum of 7,500 square feet of canopy to the existing cannabis operation. The Community Development Director may approve minor modifications that do not result in increased environmental impacts. The permittee shall be in substantial conformance of the following:

    a. Property Management Plan
    b. Site plans
    c. Attachments to the Staff Report July 09, 2026

2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district, or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.

3. Prior to operation and construction, the applicant shall obtain permits from all necessary Federal, State, and local agencies for the construction/development of any infrastructure.

4. Prior to operation, the applicant shall contact the Lake County Building Department to schedule an inspection(s) to ensure compliance with Public Resource Code sections 4290/4291.

5. Prior to operation, the applicant shall provide adequate security on the premises. All fencing installed shall be a minimum of six (6) feet in height and cannot exceed eight (8) feet in height. If the fencing exceeds eight (8) feet height, the applicant shall obtain all necessary building permits.

6. If there is a change in the project manager (site operator), the permit holder shall submit written documentation to the Community Development Department for review and approval. Said documentation shall include the following:

    - Name of Individual and Title
    - Contact Information (Phone, email, and address)
    - What that individual is authorized to do.

7. If there is a change in the use permit holder(s), the new permit holder(s) shall submit notarized written documentation that they are formally taking over said permit to the Community Development Department for review and approval, including submitting the required application and appropriate fees.

8. If the subject properties have a change of ownership, the applicant shall obtain written approval from all property owner(s), which authorize the tenant(s) or lessee(s) to cultivate cannabis at the project site(s). Said written verification containing the property owner's (s) signature shall be notarized. A copy of the written approval shall be maintained by the tenant or lessee and made available for review upon request. Written approvals shall be renewed annually.

9. Prior to operation, the applicant is responsible for ensuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.

10. Prior to operation, all necessary permits shall be obtained from all applicable federal, state, and county agencies having jurisdiction over this project. Said permits shall be maintained for the life of the project.

11. Prior to this use permit being valid, vested, or operative, all necessary permits shall be obtained from all applicable federal, state and county agencies having jurisdiction over this project including but not limited to the Department of Cannabis Control, Department of Food and Agriculture, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, Department of Public Health, and Department of Consumer Affairs. Said permits shall be maintained for the life of the project:

    - A copy of said permits shall be submitted to the Lake County Community Development Department for review and approval. If permits are not required, the applicant shall obtain written documentation from each agency and submit said documentation to the Community Development Department.
    - If there is a change in name of the permit operator(s), the new permit operator(s) shall be responsible for ensuring all applicable permits are up to date.

12. Prior to operation, the applicant shall be enrolled in and comply with the ***State of California Track and Trace*** program and all requirements, including having all cannabis plants properly tagged. Additionally, the applicant shall submit written verification to the Lake County Community Development Department for review and approval.

13. The applicant shall not sell, transfer and/or give cannabis or cannabis products, nor allow into the cultivation area, nor employ or retain any persons under the age of 21.

14. An applicant shall keep accurate records of commercial cannabis activity. All records related to commercial cannabis activity as defined by the State Licensing Authorities shall be maintained for a minimum of seven years. Said records shall be made available upon request at any given time.

    - The County may examine the books and records of an applicant and inspect the premises of a permittee when the County deems necessary to perform its duties under this division. All inspections shall be conducted during standard business hours of the permitted facility or at any other reasonable time.
    - Applicants shall keep records identified by the County on the premises of the location permitted and the County may make any examination of the records of any applicant. Applicants shall also provide and deliver copies of such documents to the County upon request.
    - An applicant, or its agent or employee, that refuses, impedes, obstructs, or interferes with an inspection of the premises or records of the applicant pursuant to this section, has engaged in a violation of this article.

15. Prior to operation, all current and future permit holders and/or employees shall undergo and pass a background check by the Lake County Sheriff Department. Pursuant to California Business and Professions Code, Section 26057. If an individual who has failed a background check becomes involved in any aspect of the cultivation process, or if any employee is involved with the cultivation who has not undergone a background check, the use permit may be brought before the Planning Commission for consideration of revocation. A list of all employees, including private contractors, shall be made available upon request.

16. The applicant shall provide adequate security measures per Article 27 of the Lake County Zoning Ordinance to minimize criminal activity, provide for safe and secure working environments, protect private property, and prevent damage to the environment.

17. Prior to operation, all accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.

18. Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand-wash stations shall meet all accessibility requirements.

19. All accessible parking areas, paths of travel, building access, and bathrooms shall meet the accessibility requirements of the current edition of the California Building Code Chapter 11B and be subject to review and approval of a Certified Accessibility Access Specialist (CASp).

20. Permanent structures intended for use as cannabis processing, drying, and/or storage facilities will require an accessible restroom with the minimum fixtures as outlined in the current edition of the California Plumbing Codes for F1 and S1 occupancies.

Initials: _____
Date: _____

21. The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.

22. The applicant shall pay the cannabis cultivation tax to the Lake County Tax Collector in accordance with the cannabis billing cycle. The applicant shall submit proof of payment to the Lake County Community Development Department within thirty (30) days of receiving payment confirmation. Failure to pay said cultivation tax will result in the initiation of permit revocation proceedings. For further details on cultivation taxes, please contact the Lake County Tax Collectors Office at (707) 263-2234.

23. Prior to operation, the applicant(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The applicant shall contact the Lake County Division of Environmental Health for details.

24. All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

25. The applicant shall adhere to all applicable requirements in the Lake County Zoning Ordinance and the Lake County Code.

B. AESTHETICS

1. All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org. (Mitigation Measure AES-1)
2. All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed. (Mitigation Measure AES-2)

C. AIR QUALITY

1. Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct (A/C) and Serpentine Dust Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions. Or provide proof that a permit is not needed. (Mitigation Measure AQ-1 and AQ-9)

2. All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use. (Mitigation Measure AQ-2)

3. The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory. (Mitigation Measure AQ-3)

4. All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited. (Mitigation Measure AQ-4)

5. The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited. (Mitigation Measure AQ-5)

6. All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent, all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations. (Mitigation Measure AQ-6)

7. All grading shall be done in accordance with the Applicant's Property Management Plan and Lake County's Grading Ordinance. (Mitigation Measure AQ-7)

8. Processing building(s) shall be equipped with carbon or similar air filtration systems to minimize odor drift prior to cultivation activities. (Mitigation Measure AQ-8)

Initials: _____
Date: _____

9. The applicant shall pay the Lake County Air Quality Management District (LCAQMD) Major Use Permit evaluation fee and the CALEEMOD maintenance fee. The applicant shall run CALEEMOD to determine the air quality impacts of project construction and operation, and shall submit the results to LCAQMD for review. Should construction be approved and permits issued, the applicant shall pay LCAQMD indirect source fees determined by LCAQMD. Should grading be required, the applicant shall pay a grading fee determined by LCAQMND. As the project site is located within mapped serpentine soils, the applicant shall obtain a Serpentine Dust Control Plan, if applied for at least 30 days in advance of the need for the plan; applications submitted less than 30 days in advance shall be subject to an additional late application fee. The applicant shall implement dust control measures during both construction and long-term operation of the facility. Asphaltic paving or an alternative durable surfacing/dust control measure is recommended, and chip seal or paving shall be required in areas subject to higher traffic volumes. The applicant shall contact LCAQMD should any generator be proposed for site operations, as air emissions control systems may require permits. The applicant shall provide clear and complete ventilation plans for LCAQMD review, including details on building ventilation, venting to outside air, and air filtration equipment; the submitted plans shall clearly depict the ventilation layout and the potential pathway(s) for venting to outside air. Should any existing building require remodel, renovation, or demolition, the applicant shall conduct an asbestos survey and provide the required notification to LCAQMD, and shall contact LCAQMD for specific survey and notification requirements. Additional air quality requirements may be imposed by LCAQMD upon receipt and review of supplemental project description details, building ventilation plans, and CALEEMOD modeling results.

D. <u>BIOLOGICAL RESOURCES</u>

1. Populations of Colusa layia, shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026, shall be avoided. These populations are not in proposed development areas and it shall be possible to keep vehicle traffic to the existing roadbed. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If any individuals of Colusa layia are observed in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they shall not be disturbed until a mitigation plan has been prepared by a qualified biologist. The mitigation plan for this annual plant involves collecting seed and sowing seed in another suitable location onsite under the supervision of a biological monitor, and monitoring the establishment of the new populations for a period of time. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW. (Mitigation Measure BIO-1)

2. Several populations of Hoover's lomatium were found including in areas that are likely to be impacted by project related activities. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If avoidance is not feasible, then a mitigation plan for this perennial species shall be prepared by a qualified biologist. The mitigation plan involves transplanting the affected individuals to another suitable location onsite under the supervision of a biological monitor, and monitoring them for a period of time. Collection of seeds and dispersal of seeds near the transplanted individuals shall be a part of any transplanting scheme to account for transplant mortality. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW. (Mitigation Measure BIO-2)

3. Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026. These areas shall not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a mitigation plan shall be developed by a qualified biologist that involves collecting seed of affected individuals and dispersal into suitable habitat onsite that is not proposed to be disturbed. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW. (Mitigation Measure BIO-3)

4. If construction activities occur during the nesting season for birds (February 1 to October 31), a pre-construction nesting bird survey shall be performed by a qualified biologist within 500 feet of proposed construction areas to ensure that no active nests of protected bird species are present. The survey shall take place no more than 7 days prior to the onset of construction activities. If active nests are identified, the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service shall be consulted to develop measures to avoid a "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. (Mitigation Measure BIO-4)

Initials: _____
Date: _____

5. Due to the recent listing of several bumble bee species as candidate endangered species under CESA, and the observation of unidentified bumble bees and suitable nesting habitat in the project area, a preconstruction survey for bumble bee nests shall be performed on APN 013-015-40 prior to ground disturbance according to CDFW (2023) protocols. The survey shall be performed prior to significant disturbance including vegetation removal or grading, and shall take place between April and August. If active nests of any protected species are found, appropriate disturbance setbacks shall be established based on the known requirements of the species observed, in coordination with CDFW. (Mitigation Measure BIO-5)

6. Minimize dust production during construction and any project related activities to reduce the risk of exposure to serpentine dust. Dust mitigation measures shall include spraying all exposed surfaces with water while work is being performed, and stabilizing any spoils piles with tarps. (Mitigation Measure BIO-6)

7. During and after project implementation, deploy appropriate erosion control best management practices (BMPs) to the greatest extent practicable such that no sediment is discharged to waters of the State or waters of the U.S. and dust and sediment escape from the work areas is minimized. All work shall incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Site Plan submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes shall be used. (Mitigation Measure BIO-7)

E. CULTURAL RESOURCES:

1. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. (Mitigation Measure CUL-1)

2. All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such findings. (Mitigation Measure CUL-2)

F. GEOLOGY & SOILS

1. Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director. (Mitigation Measure GEO-1)

2. The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. (Mitigation Measure GEO-2)

3. The permit holder shall receive and comply with the Lake County Zoning Ordinance, Chapter 30 Stormwater and Grading. Additionally, Permit holder shall follow the best management practices depicted in the submitted erosion and sediment control plan. (Mitigation Measure GEO-3)

4. A native grass seed mixture and certified weed-free straw mulch shall be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved.

5. In the event that paleontological resources are discovered during ground disturbing activities, the County shall require that grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified paleontologist. The County shall require that a qualified professional paleontologist make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of paleontological materials, as appropriate.

G. HAZARDS & HAZARDOUS MATERIALS

1. All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or

Initials: _____
Date: _____

leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. (Mitigation Measure HAZ-1)

2. With the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, a Hazardous Materials Inventory Disclosure Statement and Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site. (Mitigation Measure HAZ-2)

3. Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements. (Mitigation Measure HAZ-3)

4. Prior to operation, all employees shall have access to portable restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements. (Mitigation Measure HAZ-4)

5. The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests. (Mitigation Measure HAZ-5)

6. All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area shall be deposited in trash containers with an adequate lid or cover to contain trash. All food waste shall be placed in a securely covered bin and removed from the site weekly to avoid attracting animals. (Mitigation Measure HAZ-6)

7. The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory. (Mitigation Measure HAZ-7)

H. HYDROLOGY & WATER QUALITY

1. The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request. (Mitigation Measure HYD-1)

2. The applicant shall adhere to the measures described in their Drought Management Plan during periods of declared drought emergency. (Mitigation Measure HYD-2)

I. NOISE

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., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. (Mitigation Measure NOI-1)

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. (Mitigation Measure NOI-2)

J. TRANSPORTATION & TRAFFIC

1. Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.

2. Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.

3. Prior to operation, the applicant shall provide a minimum of one (1) parking space per employee on the shift having the largest number of employees as well as one (1) ADA-compliant parking

Initials: _____
Date: _____

space.

- Parking spaces shall be a minimum of nine (9) feet in width and not less than twenty (20) feet in length (9' x 20')
- ADA parking shall be a minimum of fourteen (14) feet and a minimum length of twenty (20) feet (14' x 20').
- Each loading space shall be not less than thirty-five (35) feet in length and twelve (12) feet in width and have an overhead clearance of at least fourteen (14) feet.

4. The applicant shall comply with the State of California Weights and Measures requirements found in the California Food and Agriculture Code, California Code of Regulations, and the California Business and Professions Code.

5. The project site(s) shall have access to a public road or a recorded easement that allows for, but is not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions. Driveway encroachments onto county-maintained roadways shall be constructed to current county standards and shall be constructed with an encroachment permit obtained from the Lake County Department of Public Works.

   a) *All driveways shall be constructed and maintained to prevent road surface and fill material from discharging to any surface water body*
   b) *The design of all access to and driveways providing access to the site where the cannabis-related activity that is permitted shall be sufficient to be used by all emergency vehicles and shall be approved by the applicable fire district.*
   c) *Gates shall not be constructed across driveways or access roads that are used by neighboring properties or the general public. Gates constructed across public access easements are subject to removal per State Street and Highway Codes. A Knox Box is required on all gated entrances.*

6. All driveway encroachments onto state and/or county-maintained roadways shall be maintained to current federal, state, or local standards and shall be constructed with an encroachment permit. If an encroachment permit is needed, the applicant shall submit a copy of the said permit to the Lake County Community Development Department within 30 days of obtaining such permit.

7. All-access roads, yards, and parking areas shall be properly maintained for the life of the project to prevent a source of contamination where cannabis products are handled or transported.

8. The permit holder shall implement dust control measures in addition to those required for building and construction phase mitigations during dry and dusty times of year by spraying water on roadways and/or using "dust off" and similar products as needs arise.

K. TRIBAL CULTURAL RESOURCES

1. All on-site personnel of the project shall receive Tribal Cultural Resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to the standards of the NAHC or the culturally affiliated tribe(s). Training would address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training would also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of Tribal Cultural Resources discovered or disturbed during ground disturbance activities of the Project. Tribal monitors would be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project. (Mitigation Measure TRC-1)

2. If previously unidentified Tribal Cultural Resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition. (Mitigation Measure TRC-2)

3. Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) and that cultural sensitivity training has been provided to site workers. (Mitigation Measure TRC-3)

4. If At least 45 days prior to ground disturbing activities, the culturally affiliated Tribe shall be notified. A qualified tribal monitor(s) is defined as qualified individual(s) who have experience with identification, collection, and treatment of Tribal Cultural Resources of value to the Tribes. Such individuals would include those who:

   A. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for

Initials: _____
Date: _____

Native American Monitors/ Consultants (2005) OR

B. Members of culturally affiliated tribe(s) who:

C. Are culturally affiliated with the project area, as determined by the NAHC; and

D. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).

(Mitigation Measure TRC-4)

L. WILDFIRE

1. Grading and construction activities shall not occur during a red flag warning (per the local fire department and/or National Weather Service) when there is an increased risk of wildfire spread should equipment create a spark. (Mitigation Measure WDF-1)

2. A water tender shall be present onsite during earth work to reduce risk of wildfire and fugitive dust mitigation. (Mitigation Measure WDF-2)

3. The applicant shall create and maintain at least 100 feet of defensible space around the commercial structures and associated infrastructure. (Mitigation Measure WDF-3)

4. The interior driveway shall be improved to meet the Public Resource Code Sections 4290 and 4291, road safety standards for interior roadways serving commercial uses, including turnarounds every 400 feet or less for emergency vehicles. (Mitigation Measure WDF-4)

5. In the event of wildfire and damages incurred to the site, the applicant shall re-install the erosion and sediment control measures identified in their Property Management Plan as soon as possible following a wildfire emergency affecting the project property. (Mitigation Measure WDF-5)

M. TIMING & MITIGATION MONITORING

1. The applicant shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary to assure that the activity is performed under the authority of this permit is under the terms and conditions prescribed herein.

2. This permit shall be null and void if not used by July 09, 2028, or if the use is abandoned for two (2) years. Once activated, this permit is valid for 10 years unless the use is discontinued for two years or if this permit is revoked due to non-compliance with these conditions.

3. The site shall be restored to its original state within six (6) months of the expiration of the use permit, termination of use, or abandonment of the site.

4. The permittee or designee shall be present for the Community Development Department's scheduled annual *Compliance Monitoring Inspection* during the cultivation season. Prior to schedule said inspection, the applicant shall pay the established compliance monitoring fee approved by the Board of Supervisors on June 01 of the calendar year.

    - *If there are no violations of the County permit or state license during the first five years, the inspection frequency may be reduced by the Director to not less than once every five years.*

5. The applicant shall submit a *Performance Review Report* each year from their initial date of approval by the review authority on June 01 of the calendar year, for review and approval by the Lake County Planning Commission. The Planning Commission may delegate the review of the *Performance Review Report* to the Community Development Director at the time of the initial hearing or at any time thereafter.

    - *Performance Review Report* shall identify the effectiveness of the approved Use Permit, Operations Manual, Operating Standards, and Conditions of Approval, as well as the identification and implementation of additional procedures deemed necessary. In the event the Planning Commission identifies issues with the Annual Performance Review Report, it may lead to revocation of the approved use, and/or the Planning Commission may require the submittal of more frequent Performance Review Reports. Additionally, the Performance Review Report shall include the following:
        - *A copy of the results from said inspection shall be provided to the applicant for inclusion in their Performance Review Report.*

Initials: _____
Date: _____

- *Compliance monitoring fees pursuant to the County's adopted master fee schedule shall be paid by the permittee and accompany the "Performance Review Report" for costs associated with the review of the report by County staff.*
- *Non-compliance by the applicant in allowing the inspection by the Community Development Department or refusal to pay the required fees or noncompliance in submitting the "Annual Performance Review Report" for review by the Planning Commission shall be deemed grounds for a revocation of the development permit or use permit and subject the holder of the permit(s) to the penalties outlined in this Code.*
- *A record of all complaints and resolution of complaints shall be kept. Said record shall include a tally and summary of the issues and be provided.*
- *All wells shall be monitored for monthly usage, and a report by month shall be included within the Annual Report.*
- *The results of the previous year's Annual Compliance Monitoring Inspection shall be included in the following year's Performance Review Report.*
- *If a violation is determined upon inspection, the applicant shall correct said violation is the amount determined by the Community Development Director or their designee. An additional, site inspection(s) may be required to confirm that said violation(s) have been corrected.*

6. The applicant(s) shall submit an application for renewal of the authorized use to the Lake County Community Development Department a minimum of 180 days prior to the expiration date of said use. Failure to apply for renewal by six months prior to the expiration date may result in the expiration of the permits. The applicant shall submit the required application, associated fees, and the following additional information which may include but is not limited to:
   - *A copy of all licenses, permits, and conditions of such licenses or permits related to the project from state agencies as appropriate including, but not limited to the Department of Cannabis Control, Department of Pesticide Regulation, Department of Fish and Wildlife, The State Water Resources Control Board, Board of Forestry and Fire Protection, Central Valley or North Coast Regional Water Quality Control Board, and the Department of Public Health.*
   - *A copy of all reports provided by the County and State agencies as determined by the Director.*
   - *A list of all employees on the premises during the past year and a copy of the background checks certification for each individual.*
   - *Documentation that the applicant is still qualified to be an applicant.*
   - *Any proposed changes to the use permit or how the site will be operated.*
   - *Payment of all fees as established by resolution by the Board of Supervisors.*

7. This permit may be revoked if the use for which the permit was granted is concluded to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: PG

by: _____
Planning Technician as Office Assistant III

ACCEPTANCE

I have read and understood the foregoing Major Use Permits and agree to each term and condition thereof.

Date: _____

_____
Applicant or Authorized Agent Signature

_____
Printed Name of Authorized Agent

Initials: _____
Date: _____

EAST SIDE FARMS
PROPERTY MANAGEMENT PLAN

APPLICANT
East Side Farms, Inc.

PROJECT LOCATION
23083, 23119, 23131 & 23143 Jerusalem Grade
Lower Lake / Middletown, CA 95457
Lake County APNs 013-015-39, 40, 43 & 57

PROJECT PROPERTY
Lake County APNs 013-015-36, 38, 39, 40, 43 & 57

TABLE OF CONTENTS

A - Project Description

B - Site Plans and Maps

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

D - Cultural Resources Study

E - Biological Resources Assessment

F - Grounds Management Plan

G - Security Management Plan

H - Storm Water Management Plan

I - Water Use Management Plan

PROJECT DESCRIPTION

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF currently operates an A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616.

The rural lands-zoned Project Property is composed of six parcels totaling approximately 35-acres (Lake County APNs 013-015-36, 38, 39, 40, 43 & 57), all of which are owned by Mr. Ross Cunningham, who is the owner and operator of East Side Farms, Inc. The Project Property is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC 12), and approximately 7.5 miles northeast of Middletown, CA. The Project Property is accessed via a shared gravel access road that connects to Jerusalem Grade approximately 600 feet east of the Project Property. Current land uses of the Project Property include rural residential estates and commercial cannabis cultivation.

The Project Parcels and existing/proposed cultivation areas are accessed via private gravel access roads off of the shared private gravel access road. Locking metal gates control access to the private gravel access roads of the Project Parcels. The Project Parcels have been improved with two groundwater wells (within wooden well houses), a residence, a wooden bam, a metal building, two wooden sheds, five 2,500-gallon water storage tanks, and a 30,000-gallon metal fire water storage tank. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip and micro-spray irrigation systems.

All water for the existing/proposed cultivation operation is/will be supplied from the two existing onsite groundwater wells (no surface water diversions associated with the existing/proposed cultivation operation). Irrigation water from the onsite groundwater wells is/will be stored within eight 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the existing/proposed

cultivation areas via polyvinyl chloride (PVC) piping. Water for the 30,000-gallon metal fire water storage tank and existing outdoor cultivation area on APN 013-015-57 is/will be provided by the groundwater well located at Latitude 38.810926° and Longitude -122.488773° (identified as "B" on Site Plans). Water for the proposed immature plant area, existing outdoor cultivation area on APN 013-015-43, and proposed outdoor cultivation area on APN 013-015-40 is/will be provided by the groundwater well located at Latitude 38.809398° and Longitude -122.488449° (identified as "A" on Site Plans).

Three ephemeral Class III watercourses form on and flow off of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within the existing onsite Pesticide & Agricultural Chemicals Storage Area (wooden shed). Only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis are/will be used.

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

Power is/will be provided to the security cameras, lights and well pumps of the Project Property via ground and roof-mounted solar panels with battery storage/backup systems. The proposed Processing and Drying Buildings (existing and proposed metal buildings) will be equipped with fans, lights and dehumidifiers. Power would be provided to the Processing and Drying Buildings from roof-mounted solar arrays and battery banks. Two quiet and fuel efficient gasoline-powered generators will be used as a backup power sources for the proposed Processing and Drying Buildings, for when power cannot be supplied from the roof-mounted solar arrays and battery banks.

SITE PLANSAND MAPS

Sheet 1 - Location Map

Sheet 2 - Surrounding Area Aerial

Sheet 3 - Existing Conditions Site Plan

Sheet 4 - Proposed Conditions Site Plan

Sheet 5 - Cultivation Site Plan with Canopy

Sheet 6 - Security Site Plan

Sheet 7 - Erosion & Sediment Control Site Plan

Sheet 8 - Drying Building Layout

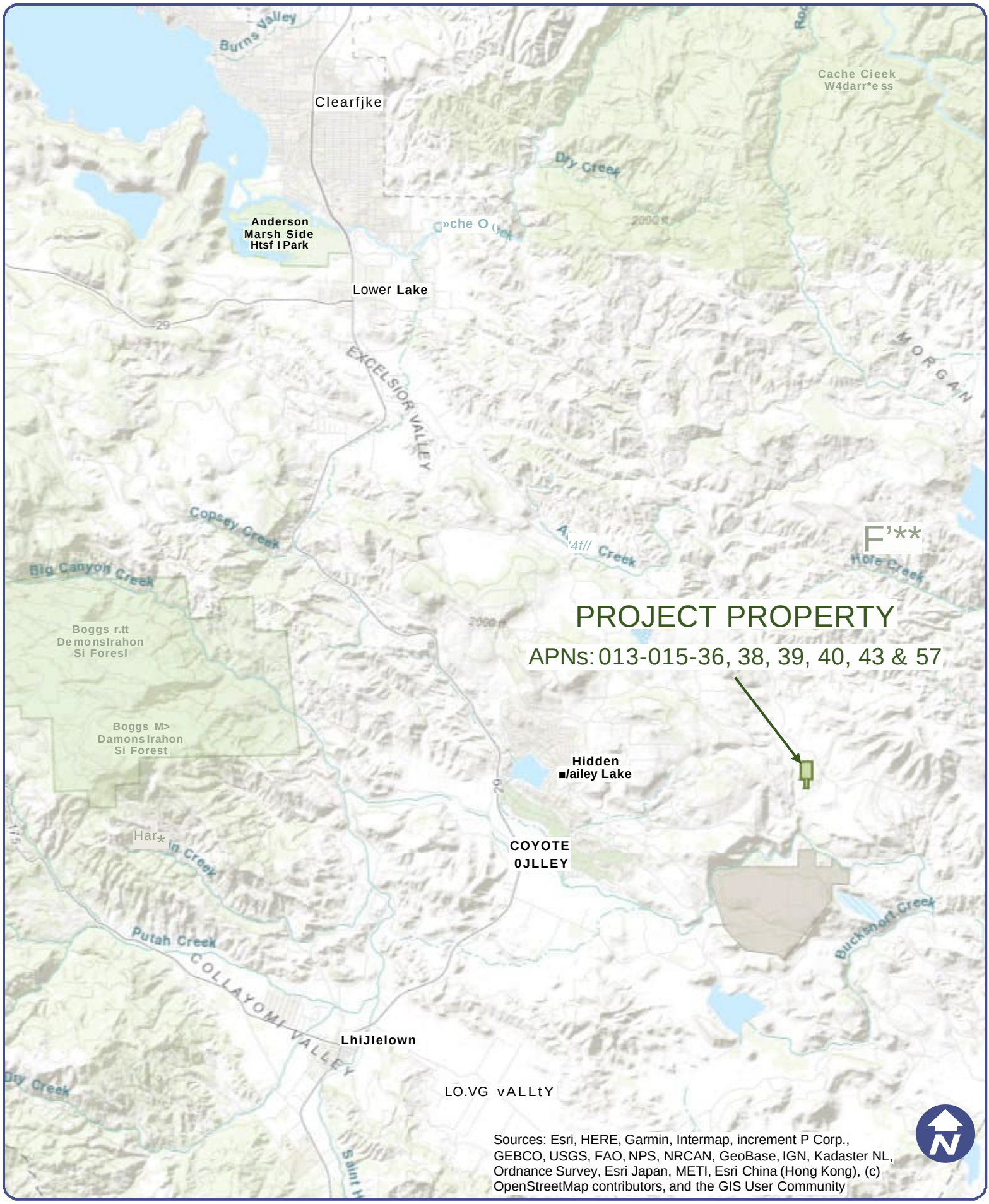
Sheet 9 - Processing Building Layout

Sheets 10 - Processing Building Elevations (End Walls)

Sheet 11 - Processing Building Elevation (Side)

Sheet 12 - Immature Plant Greenhouse Layout

Sheet 13 - Immature Plant Greenhouse Elevation



Lake County, CA

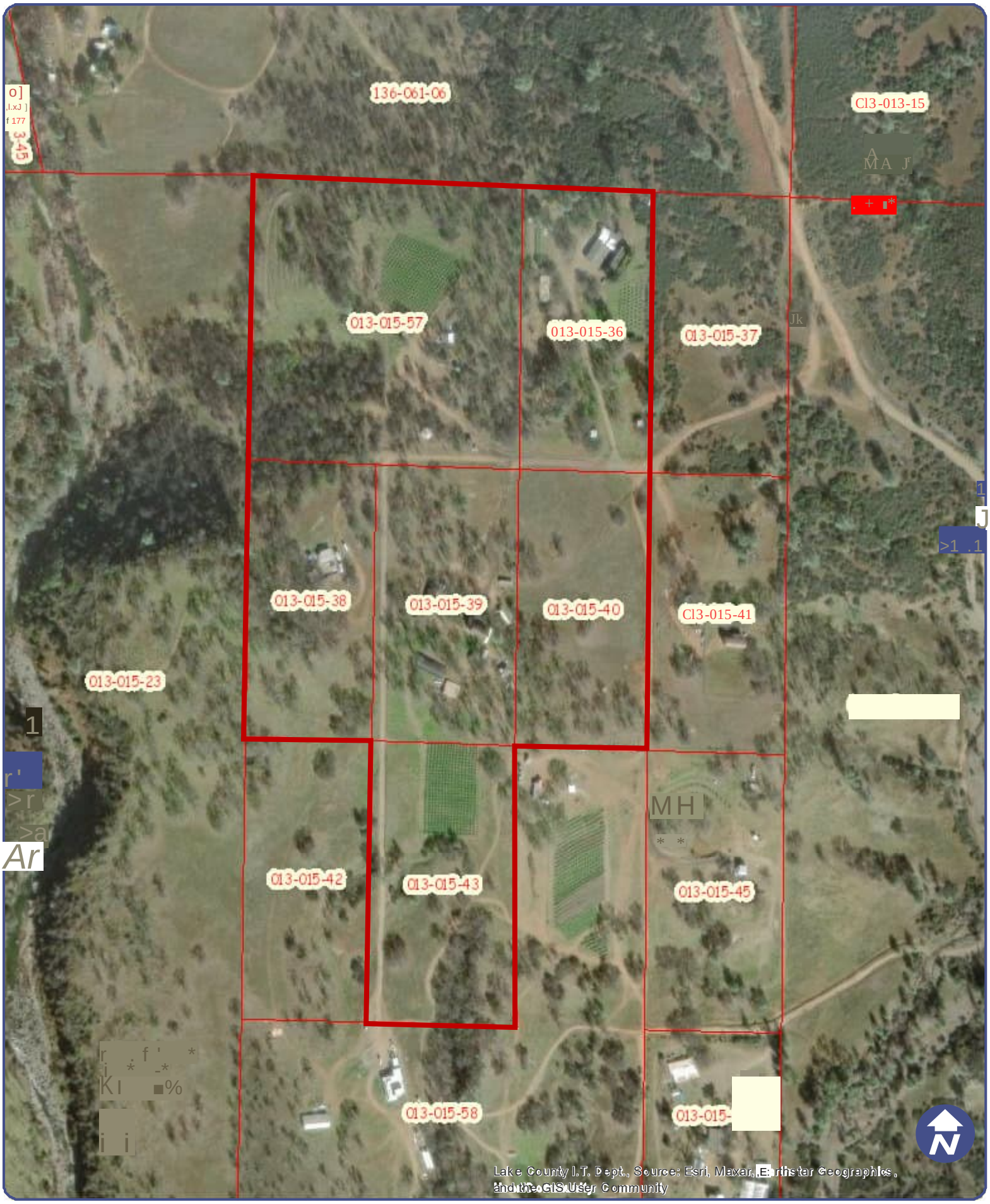
LOCATION MAP

Web AppBuilderfor ArcGIS

mi
0 2 4

All parcel bou ndaries are *approximate*. Discrepancies in acerage, shape and location are common.
This map is notthe legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 1



Lake County, CA

SURROUNDING AREA AERIAL

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0 0.07 0.14

All parcel boundaries are *approximate*. Discrepancies in acerage, shape and location are common.
This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

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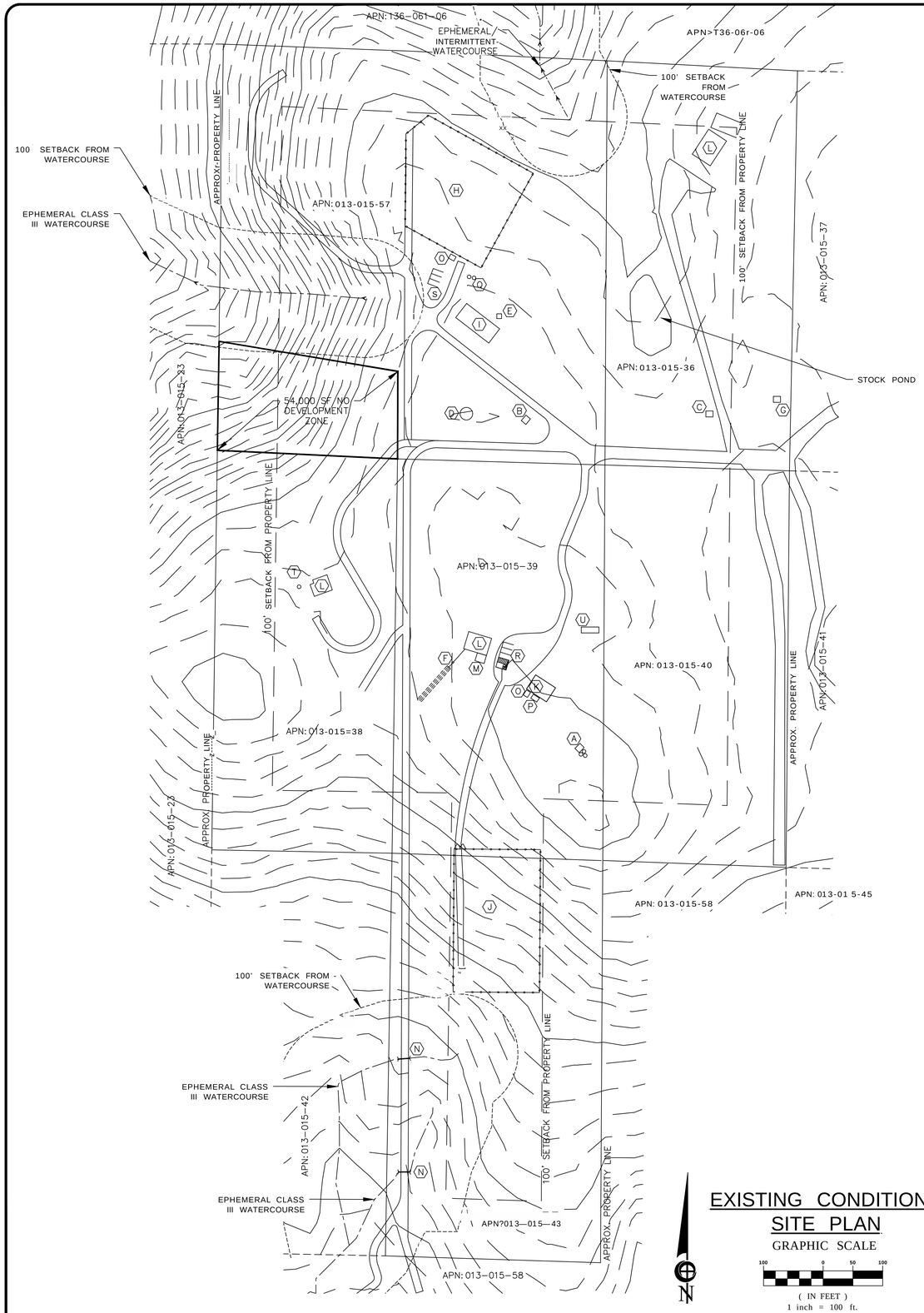
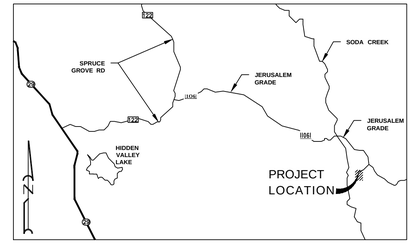


EXISTING CONDITIONS SITE PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
°Qo	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

(A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

(§) (E) GROUNDWATER WELL & 10'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

<C> (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 1O'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 30'x70' METAL AGRICULTURE STORAGE BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS DRYING & STORAGE FACILITY

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (E) TWO 2,500 GAL WATER STORAGE TANKS

(R) (E) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

(U) (E) GROUND-MOUNTED SOLAR ARRAY

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS SITE PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-01 5-34, 013-015-35, 013-015-39 & 013-015-43

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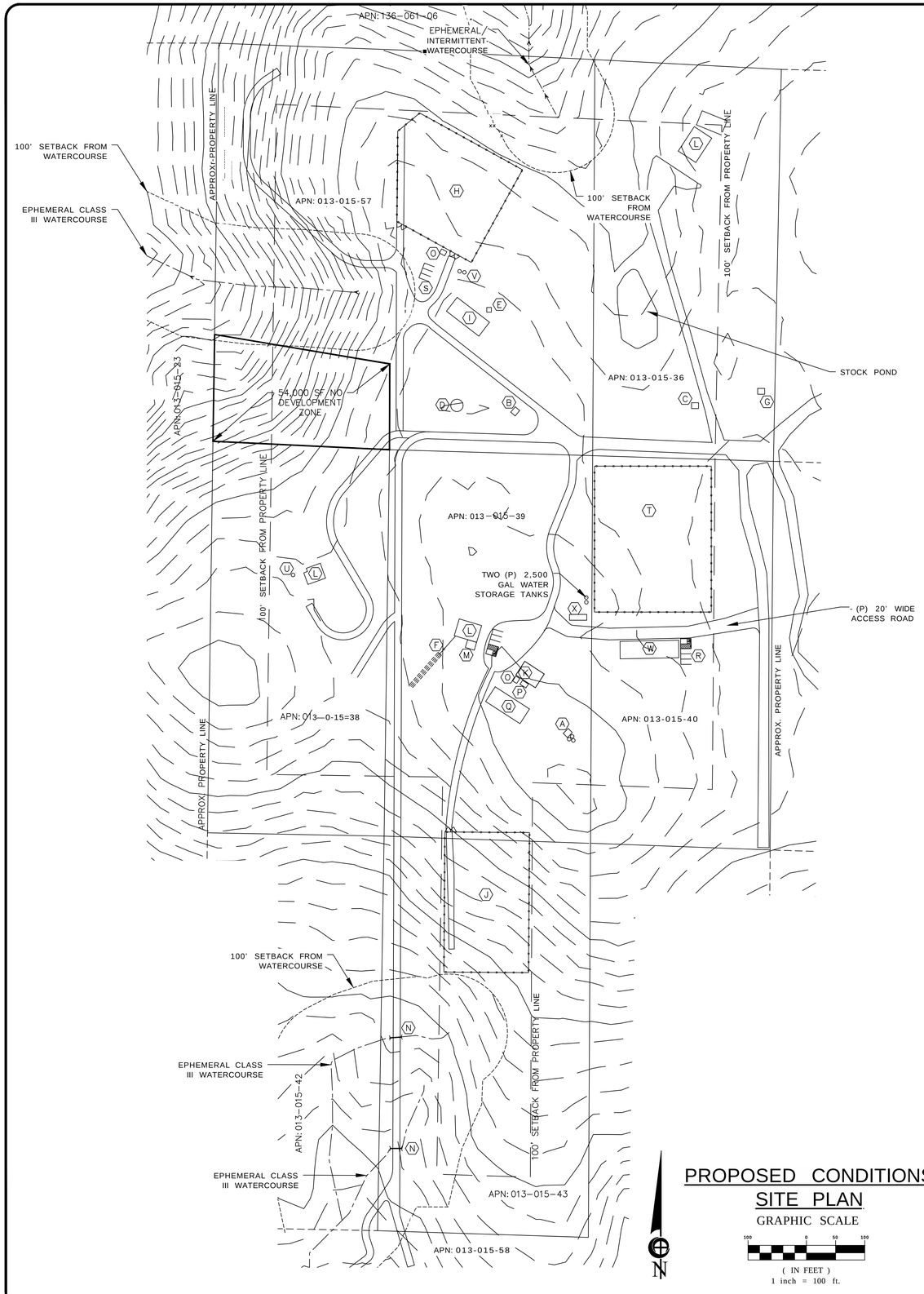

PROPOSED CONDITIONS SITE PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
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RD	ROAD
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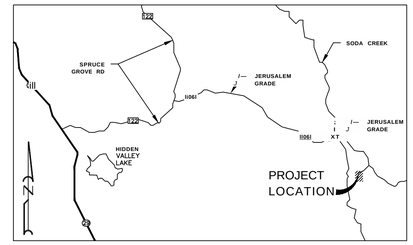

VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

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(P) (E) COMPOST AREA

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(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

Zjj\ (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

<W> (P) 30'x100' (3,000 SF) PROCESSING BUILDING

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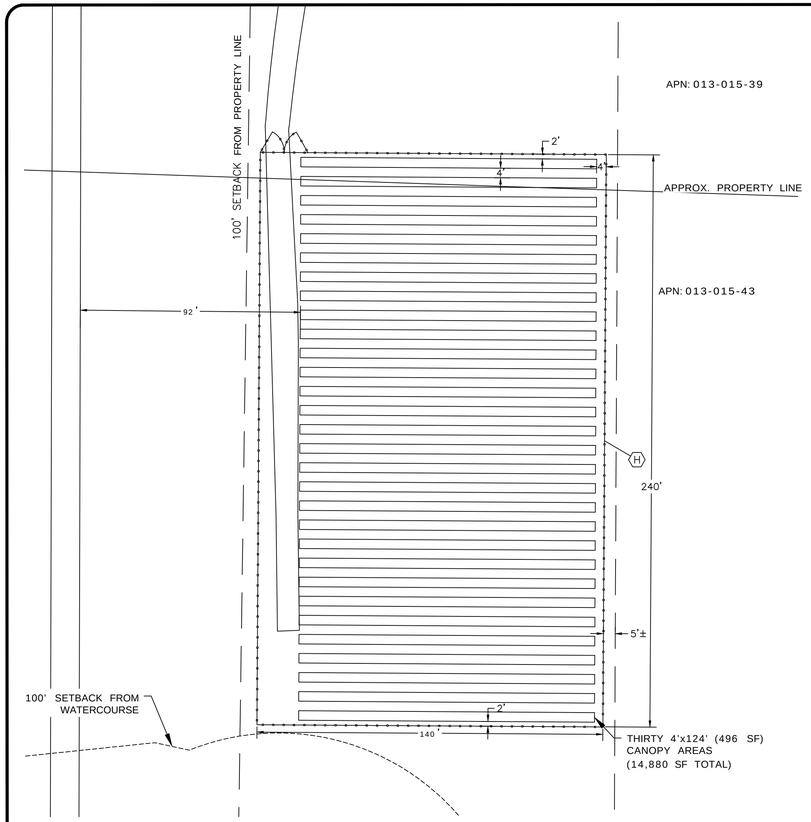

CULTIVATION SITE PLAN WITH CANOPY- EXISTING

GRAPHIC SCALE

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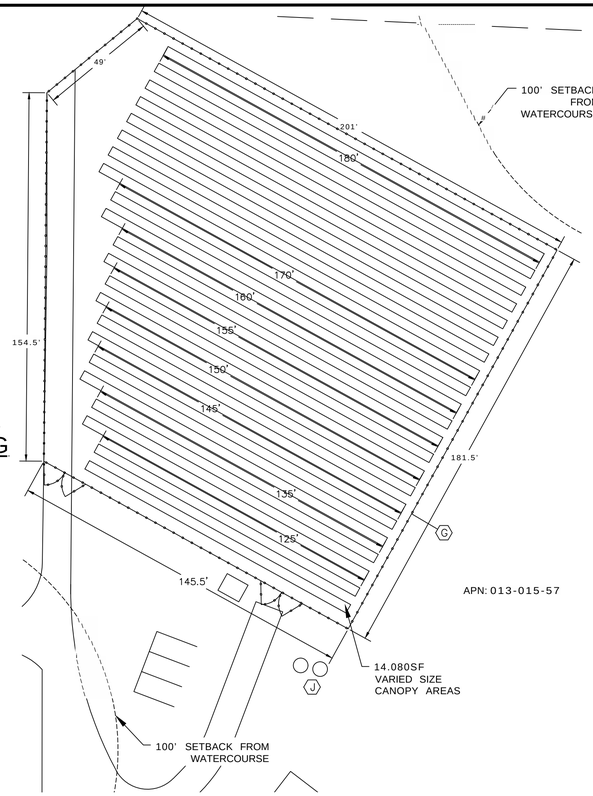
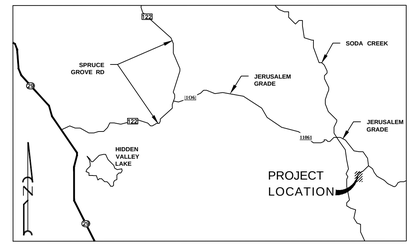
(IN FEET)
1 inch = 30 ft.





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NO SCALE

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IW	ASPHALT
	GRAVEL
	EARTH
Qj	(E) POWER POLE
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APPROX	APPROXIMATELY
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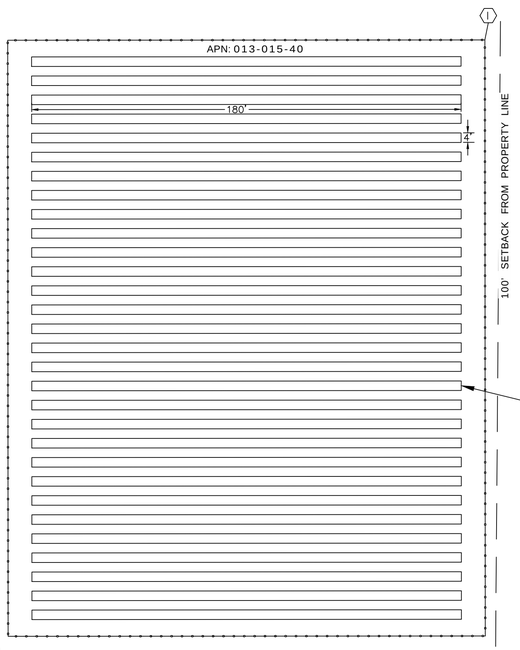

CULTIVATION SITE PLAN WITH CANOPY- PROPOSED

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

<A> (E) GROUNDWATER WELL *8c* THREE 2,500 GAL WATER STORAGE TANKS:
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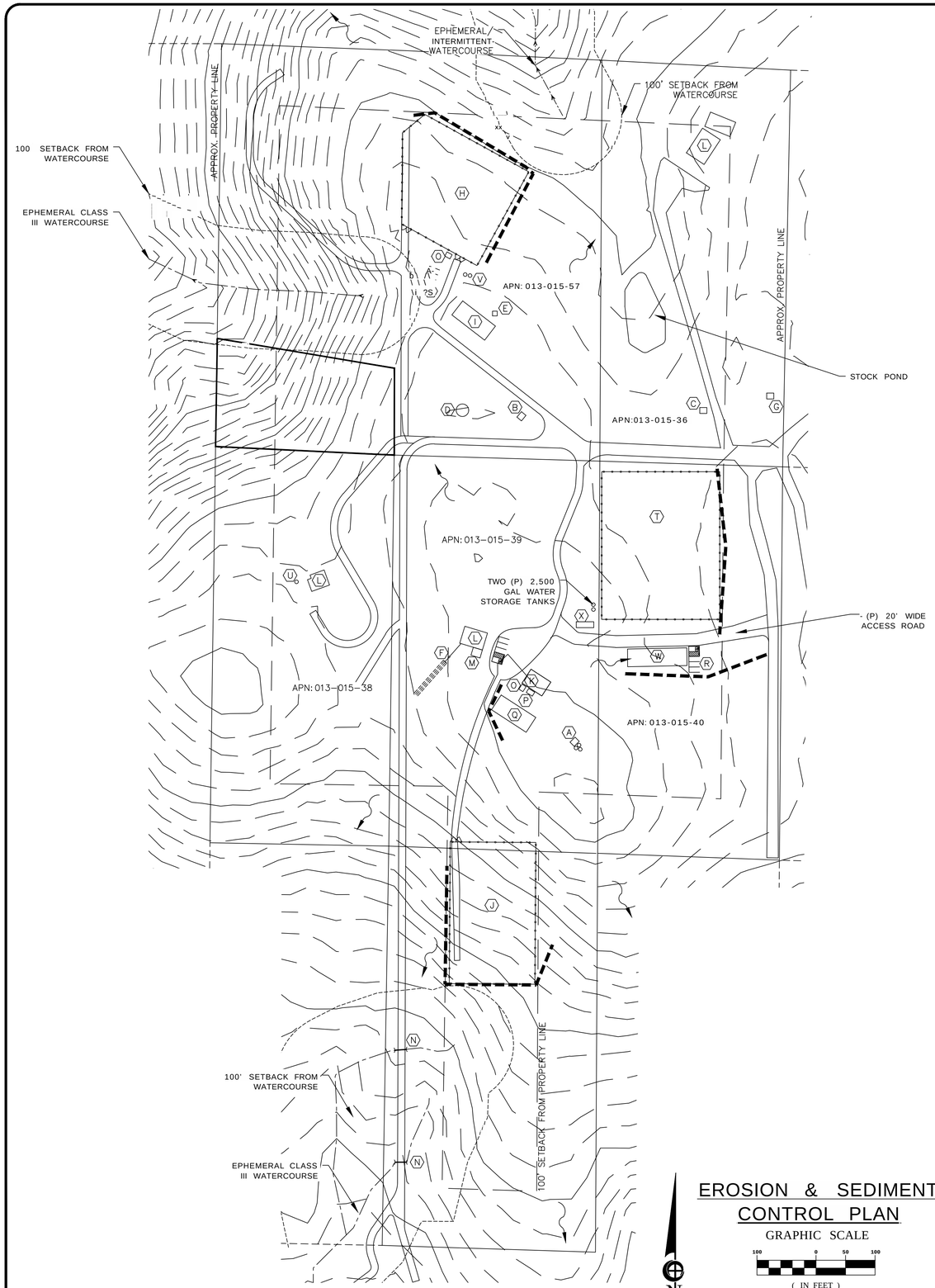
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

CULTIVATION SITE PLAN WITH CANOPY

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET:

3



EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

(A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

(§) (E) GROUNDWATER WELL & 1O'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

<C> (E) GROUNDWATER WELL & 1O'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 1O'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 3O'X7O' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

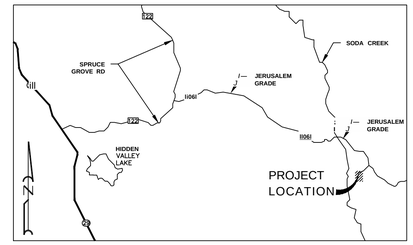
(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

(jj) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

(W) (P) 30'x100' (3,000 SF) PROCESSING BUILDING

<X> (E) GROUND-MOUNTED SOLAR ARRAY



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

-----1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

DRAINAGE PATTERNS

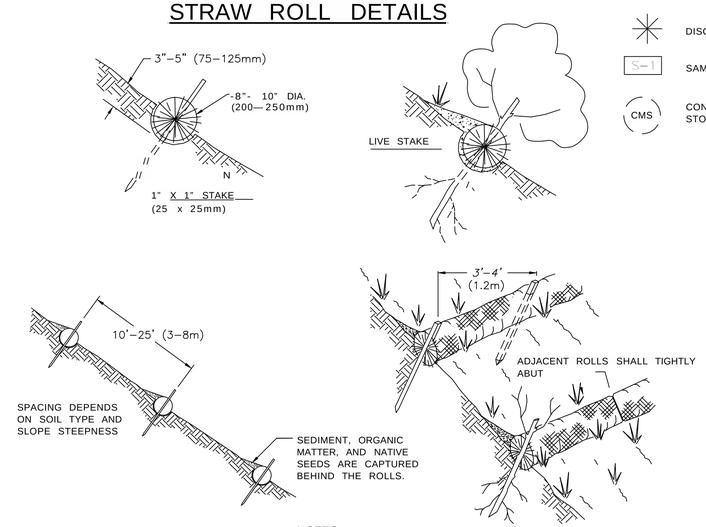
STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)

DISCHARGE POINT

S-1 SAMPLING LOCATION

CMS CONSTRUCTION MATERIALS STORAGE AREA

STRAW ROLL DETAILS



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

LICENSED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

EROSION & SEDIMENT CONTROL PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

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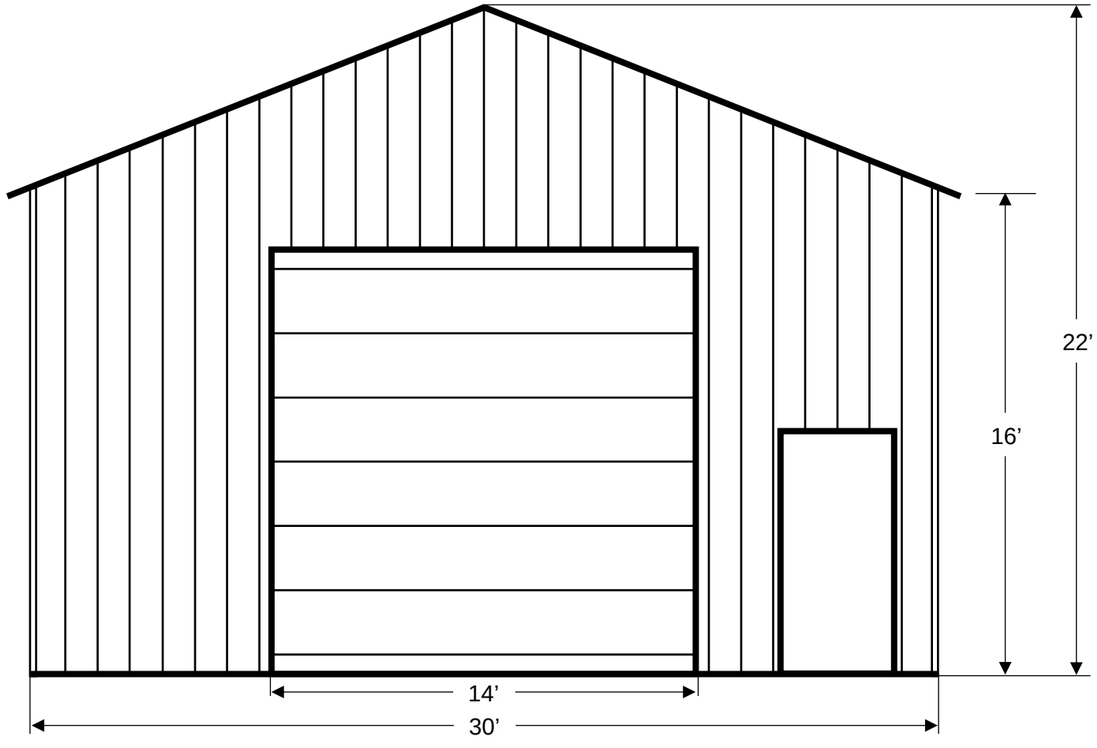
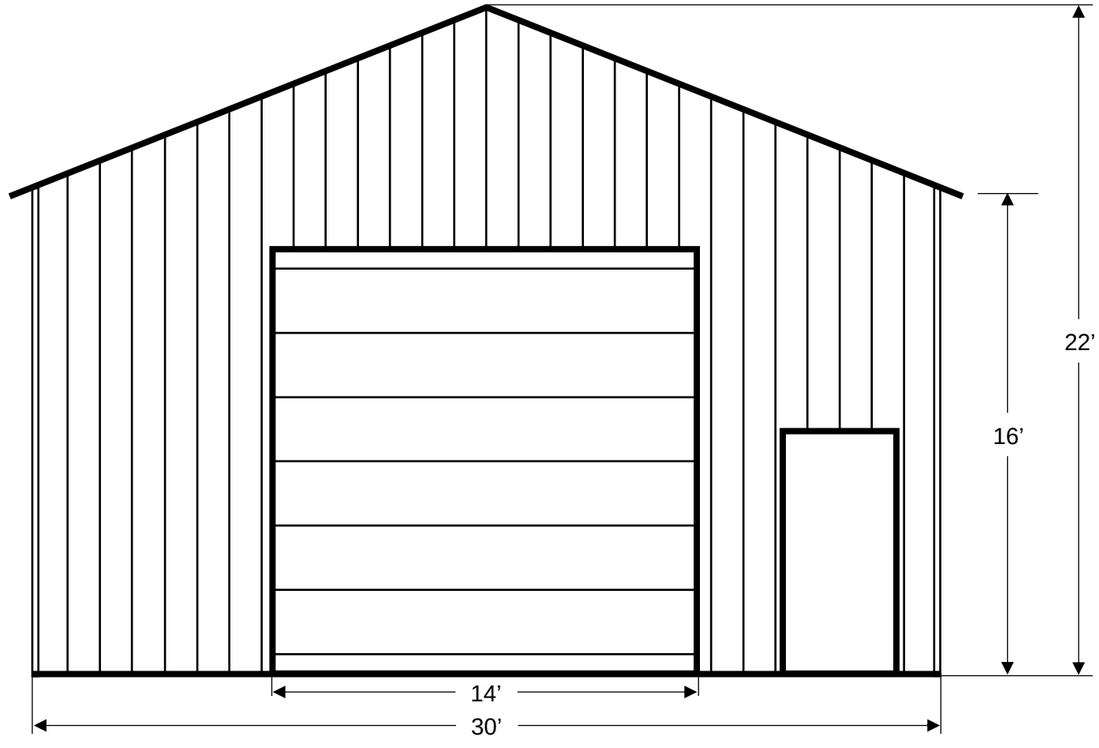
PROCESSING BUILDING ELEVATIONS



EAST END WALL ELEVATION

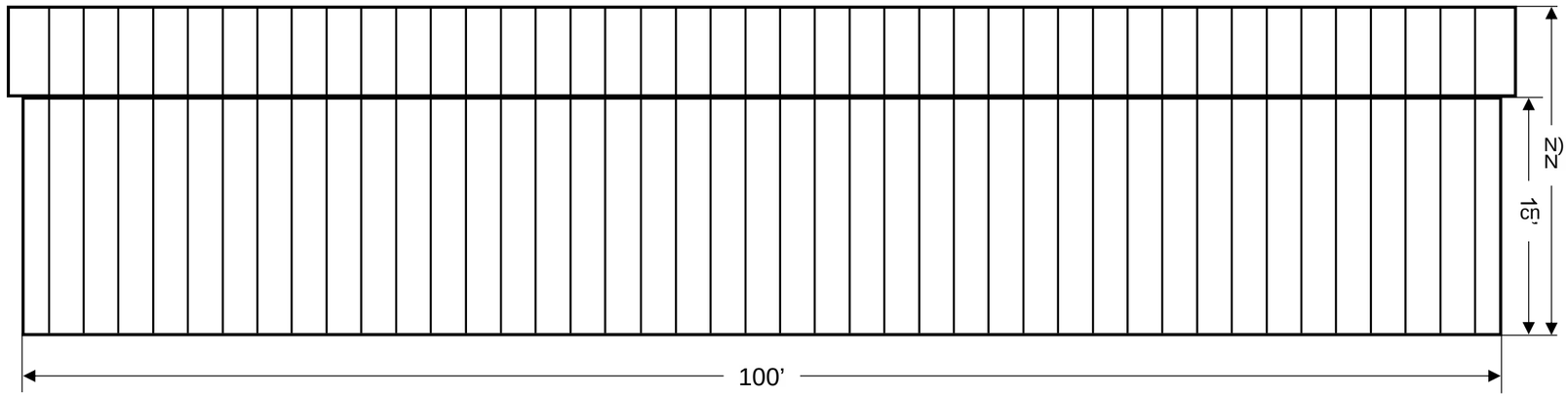
SCALE: 1” = 5’



WEST END WALL ELEVATION

SCALE: 1” = 5’

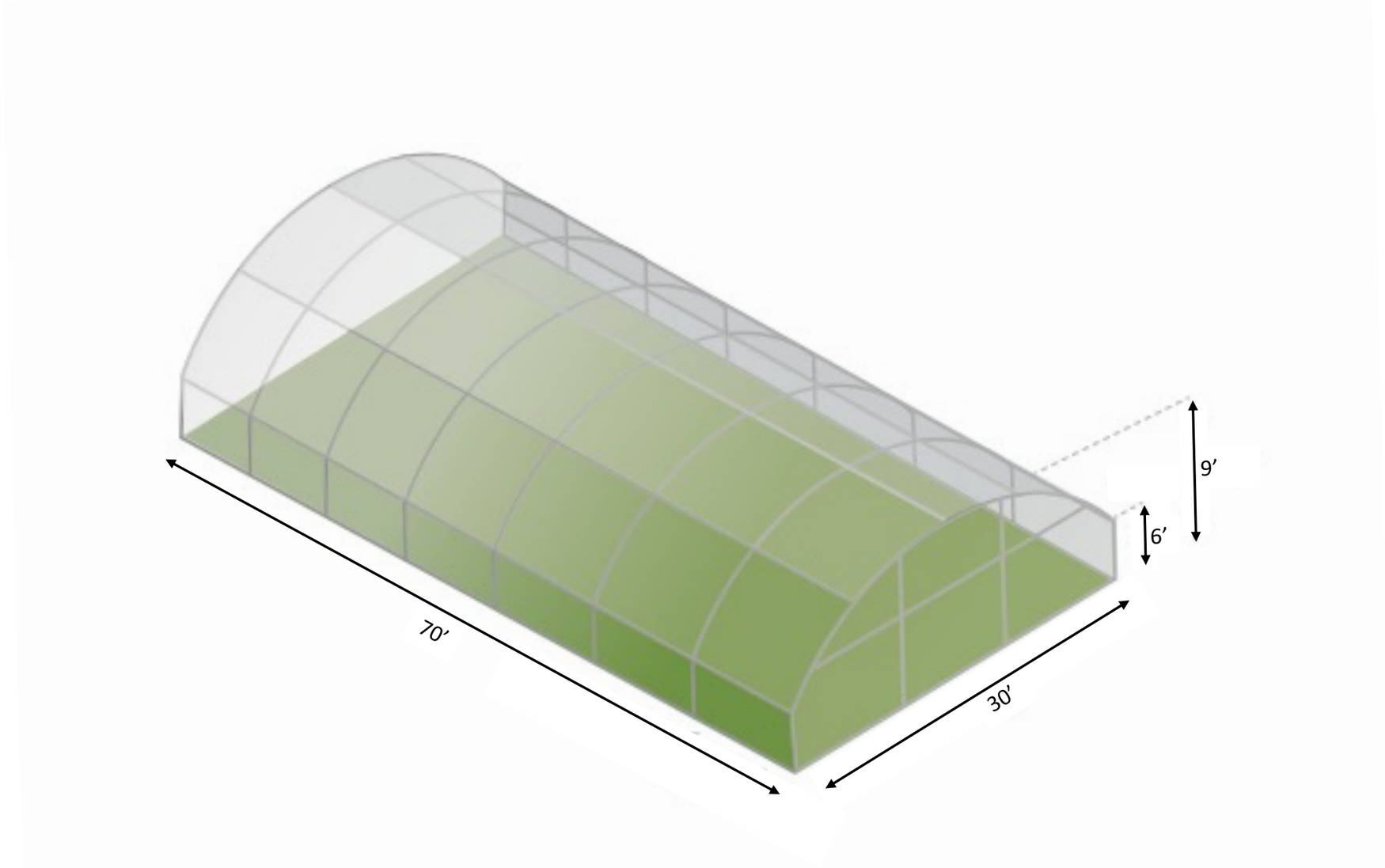
PROCESSING BUILDING ELEVATION



PROCESSING BUILDING SIDE ELEVATION

SCALE: 1” = 10’

IMMATURE PLANT GREENHOUSE ELEVATION



SECTION - C

AIR QUALITY MANAGEMENT PLAN

Air Quality Management Plan

Purpose and Overview

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). ESF currently operates an existing A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden barn for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip irrigation systems. All water for the existing and proposed cultivation operation is/will be supplied from two existing onsite groundwater wells. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within an existing onsite wooden shed, and all cannabis waste is/will be chipped and composted onsite.

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

Equipment or Activities that May Cause the Issuance of Air Contaminants

The following sources are anticipated to be the most significant emitters of odor, air pollutants, and particles from the proposed cultivation operation. However, no single source or combined sources are anticipated to be harmful or detrimental to neighboring residences or the community of Lake County.

Gasoline and Diesel Powered Equipment: The proposed cultivation operation will generate small amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc…) and from vehicular traffic associated with staff commuting. The generation of carbon dioxide would be offset by the cultivation of cannabis plants, which remove carbon dioxide in the air for photosynthesis.

Fugitive Dust: The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust would be controlled by applying gravel or crushed rock (no white rock) to the primary access roads and parking areas of the Project Property, by delaying ground disturbing activities until site conditions are not windy, by wetting soils with a mobile water tank and hose during ground disturbing activities, and by eliminating and/or covering soil stockpiles.

Odors: Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s), or when being processed (drying, curing, trimming) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the generous setbacks provided from property lines, neighboring residences, and outdoor activity areas. The proposed Processing Building will be equipped with an air ventilation system that utilizes carbon filters/air scrubbers to prevent odors from emanating from the building.

Monitoring and Maintenance

The carbon filters/air scrubbers of the proposed Processing Building's ventilation system will be replaced each quarter. Management will log and maintain accurate records, repairs, and replacements to the ventilation/odor mitigation system, and those records will be maintained onsite for at least three years. Management will review all documentation pertaining to the performance of this AQMP annually, to determine if the risk of nuisance odors or other air contaminants are within acceptable tolerances, or if they can be mitigated further by implementing new best management practices or advanced mechanical systems. All data and information will be made available to Lake County and/or Lake County Air Quality Management District officials upon request.

Odor Response Program

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

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

Community Liaison/Emergency Contact Information

The Community Liaison/Emergency Contact for the existing/proposed cultivation operation is Mr. Isaac Cohen. Mr. Cohen's cell phone number is (707) 264-9298, and his email address is pinball28@gmail.com. There are three residences within 250 feet of the Project Property. The residents and owners of all properties within 250 feet of the Project Property, have already been provided with Mr. Cohen's contact information.

SPECIALTY FILTRATION

Carbon Pleat (p.2-3)

Carbon Honeycomb (p.4-5)

FP Gas Phase (p. 6-7)

Paint Collection (p.8-10)

NESHAP/EPA Method (p. 11-12)

Filter Accessories (p. 13-14)

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Air Handler®

Clear the air. Ease your mind.

CARBON PLEAT

- Dual purpose: Filters particulate and absorbs odor
- Effective gas phase filter for intermittent gas applications
- Excellent filter to determine if carbon filters will help remove the odor
- Low pressure drop
- Disposable, easy installation, low service cost
- All filters wrapped and sealed in protective plastic bags to maintain filter viability

DESCRIPTION

The Air Handler Carbon Pleat filters are designed for the control of intermittent odor problems. Carbon pleated filters remove a wide range of odors and common indoor air pollutants. The advanced media has improved capability to absorb nuisance odors.

The fitler's construction consists of pleated, non-woven/ polyester media, impregnanted with an activated carbon. The pleated filter pack is enclosed in a heavy duty, moisture resistant (beverage board) die-cut frame that will not crack, warp or distort under normal operating conditions.

BENEFITS

In some light duty applications, the effectiveness of carbon pleated filters can equal many long-term solutions used for controlling odor problems. Carbon pleated filters can be used as a low cost method to verify the potential effectiveness of carbon for controlling odors. The carbon pleat receives an efficient removal of particulate MERV 6 per ASHRAE Standard 52.2-2007.

APPLICATIONS

The Air Handler Carbon Pleat is well suited for use where gas contaminants are low and/ or intermittent. Provides relief of odors created by cigarette smoke, industrial process, copier, pets and musty areas.

These filters are well suited for use in air make-up systems and re-circulation applications in office buildings, hospitals, airports, food courts and manufacturing facilities.

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Air Handler®

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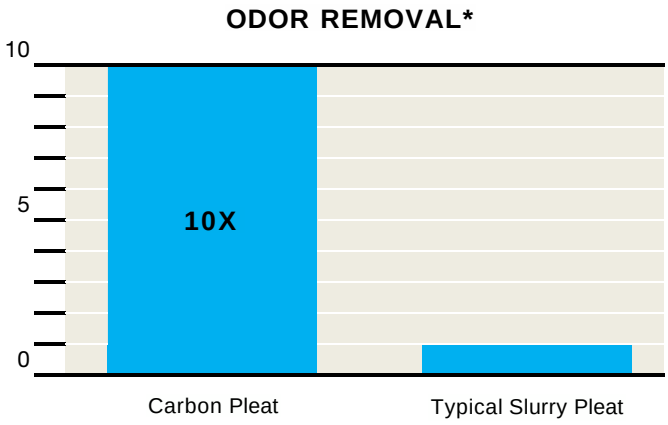
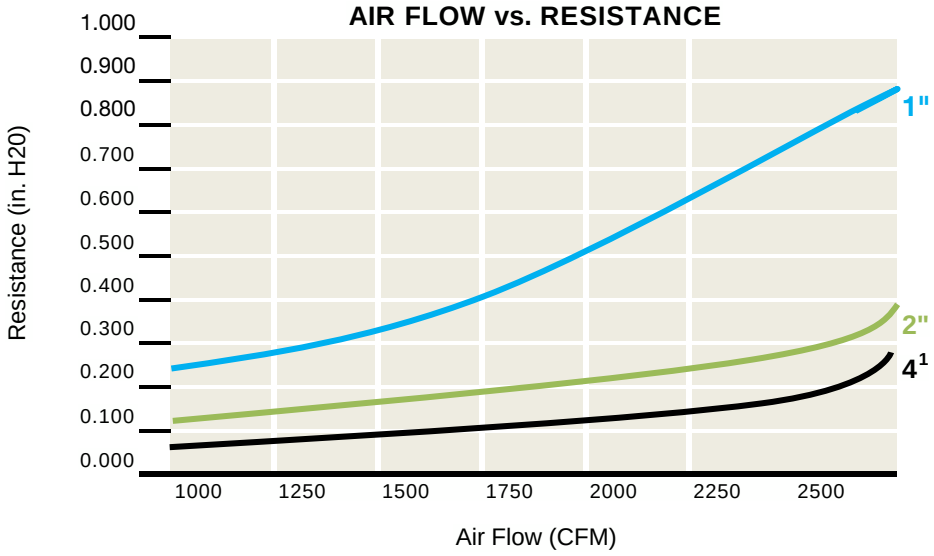
CARBON PLEAT

ODOR REMOVAL



'Amount of gas or odor removed at 50% break through given 880 PPM of Toluene @ 40 (media velocity)



'Results based on 24x24 filter

DIMENSIONS & PART #S

Nominal Size (in.)			Initial Resistance @ 250 FPM C'w.g.)	Initial Resistance @ 500 FPM C'w.g.)	Grainger #
H	W	D			
10	10	1	0.23	0.63	6B915
10	20	1	0.23	0.63	6B914
12	12	1	0.23	0.63	6B912
12	20	1	0.23	0.63	6B911
12	24	1	0.23	0.63	6B910
14	20	1	0.23	0.63	6B907
14	24	1	0.23	0.63	6B905
14	25	1	0.23	0.63	6B904
15	20	1	0.23	0.63	6B902
16	16	1	0.23	0.63	6B900
16	20	1	0.23	0.63	6B899
16	24	1	0.23	0.63	6B896
16	25	1	0.23	0.63	6B894
18	20	1	0.23	0.63	6B891
18	24	1	0.23	0.63	6B890
18	25	1	0.23	0.63	6B887
20	20	1	0.23	0.63	6B886
20	24	1	0.23	0.63	6B883
20	25	1	0.23	0.63	6B880
22	22	1	0.23	0.63	6B877
24	24	1	0.23	0.63	6B876
25	25	1	0.23	0.63	6B873
10	20	2	0.13	0.34	6B913
12	24	2	0.13	0.34	6B909
14	20	2	0.13	0.34	6B906
14	25	2	0.13	0.34	6B903
15	20	2	0.13	0.34	6B901
16	20	2	0.13	0.34	6B898
16	24	2	0.13	0.34	6B895
16	25	2	0.13	0.34	6B893
18	24	2	0.13	0.34	6B889
20	20	2	0.13	0.34	6B885
20	24	2	0.13	0.34	6B882
20	25	2	0.13	0.34	6B879
24	25	2	0.13	0.34	6B875
25	25	2	0.13	0.34	6B872
12	24	4	0.07	0.23	6B908
16	25	4	0.07	0.23	6B892
20	20	4	0.07	0.23	6B884
20	24	4	0.07	0.23	6B881
20	25	4	0.07	0.23	6B878
24	24	4	0.07	0.23	6B874

CARBON HONEYCOMB

- Dual function: Odor absorption and particulate filtration
- Granular activated carbon to remove odorous and irritating gaseous contaminants
- Honeycomb construction ensures low air flow resistance
- Effective gas phase filtration in a compact design
- Individually wrapped in plastic

DESCRIPTION

These combination particulate and carbon filters are designed for the control of intermittent odor problems in re-circulated air applications.

Honeycomb style filters are designed to remove a wide range of pollutants. The 1" honeycomb filters are constructed using 0.5" honeycomb with a 0.5" pre-filter pad. The 2" honeycomb filters are constructed using 0.75" of honeycomb with a 1" pre-filter pleat offering medium efficiency.

BENEFITS

The activated carbon presented in the honeycomb filter acts like a porous sponge, collecting and retaining certain chemical compounds on its surface. The ability of activated carbon to absorb a gas or vapor is called its activity.

Carbon used in these filters has a minimum carbon tetrachloride (CCL4) activity of 60% which means it will absorb 60% of its own weight of CCL4 vapor under a standard set of conditions.

Max. Temp. - 150°F

APPLICATIONS

Dual purpose activated Carbon Honeycomb filters are designed to eliminate general odor problems where concentration levels are not extremely heavy. These combination filters offer medium particulate filtration along with an absorbent carbon for fume and odor removal.

The honeycomb style filters are used extensively in office buildings, hospitals, airports, food courts and manufacturing facilities.

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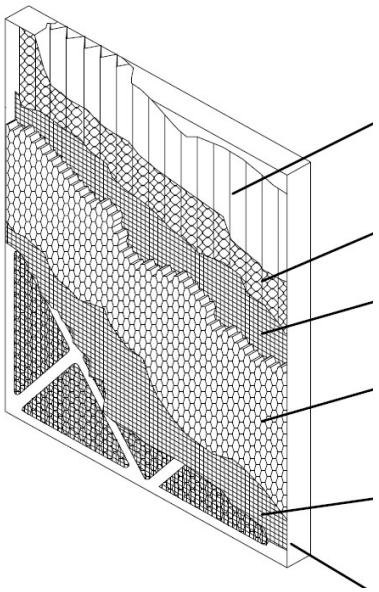
CARBON HONEYCOMB

ODORS REMOVED

- Cooking Odors
- Sewer Odors
- Gasoline Fumes
- Environmental Tobacco Smoke
- J* Most Volatile Organic Compound (VOC) Odors

FILTER ADVANCEMENTS



*NOTE: for 1" version a poly pad and no expanded metal replace the pleat media

DIMENSIONS & PART #S

50% Carbon Fill (with Pre-Filter)			
H	W	D	Grainger #
10	10	1	6B869
10	20	1	6B868
12	12	1	6B866
12	20	1	6B865
12	24	1	6W735
14	20	1	6B864
14	24	1	6B862
14	25	1	6B861
15	20	1	6B859
16	16	1	6B857
16	20	1	6W736
16	24	1	6B856
16	25	1	6W737
18	20	1	6B854
18	24	1	6B853
18	25	1	6B851
20	20	1	6W738
20	24	1	6B850
20	25	1	6W739
22	22	1	6B848
24	24	1	6W740
25	25	1	6B847

0.5" POLY PRE-FILTER or 1" PLEATED PRE-FILTER

50% Carbon Fill (with Pre-Filter)			
H	W	D	Grainger #
10	20	2	6B867
12	24	2	6W741
14	20	2	6B863
14	25	2	6B860
15	20	2	6B858
16	20	2	6W742
16	24	2	6B855
16	25	2	6W743
18	24	2	6B852
20	20	2	6W744
20	24	2	6B849
20	25	2	6W754
24	24	2	6W746
25	25	2	6B846

1" PLEATED PRE-FILTER

			50% Carbon Fill (No Pre-Filter)	100% Carbon Fill (No Pre-Filter)	100% Carbon Fill (with Pre-Filter)
H	W	D	Grainger #	Grainger #	Grainger #
10	20	1	2JTW5	2JUA5	2JTR1
12	24	1	2JTW7	2JTR3	2JUT6
14	20	1	2JTW9	2JUA7	2JTR5
14	25	1	2JTX2	2JUA9	2JTR7
15	20	1	2JTX4	2JUC2	2JTR9
16	20	1	2JTX6	2JUC4	2JTT2
16	25	1	2JTX8	2JUC6	2JTT4
20	20	1	2JTY7	2JUC8	2JTT6
20	25	1	2JTY1	2JUD1	2JTT8
24	24	1	2JTY3	2GJD5	2JTU1
25	25	1	2JTY5	2JUD3	2JTU3

0.5" POLY PRE-FILTER

12	24	2	2GJD9	2JUD5	2JTU5
16	20	2	2JTY9	2JUD7	2JTU7
16	25	2	2JTZ2	2JUD9	2JTU9
18	24	2	2JTZ4	2JUF2	2JTV2
20	20	2	2JTZ6	2JUF4	2JTV4
20	24	2	2JTZ8	2JUF6	2JTV6
20	25	2	2JUA1	2JUF8	2JTV8
24	24	2	2GJE4	2JTD2	2JTW1
25	25	2	2JUA3	2JUH1	2JTW3

1" PLEATED PREFILTER

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Clear the air. Ease your mind.

FP GAS PHASE

- Improve indoor air quality through effective removal of contaminants, odors and gases
- Available with activated carbon for adsorption, potassium permanganate for chemisorption, or a 50/50 blend of both
- 100% fill for maximum single pass efficiency and longer service life

DESCRIPTION

The Air Handler FP Gas Phase filter is designed to remove a wide range of odors and common indoor air pollutants at high air flows. Constructed of heavy-duty galvanized steel and plastic, with 3/4" honeycomb media packs, the FP Gas Phase filter can be willed with one of two media or a blend of the two to fit any application.

BENEFITS

The FP Gas Phase filter provides effective odor removal with just a moderate increase in pressure drop.

Using 60% CTC activated carbon, potassium permanganate on zeolite, or a blend of the two, the FP Gas Phase filter removes a broad spectrum of compounds including Volatile Organic Compounds (VOC's), vehicle exhaust, sulfur compounds, ammonia and formaldehyde.

APPLICATIONS

These filters are used in commercial and industrial applications when odors and gases need to be removed to protect people, processes, equipment or artifacts.

With a standard header, it can be used in existing HVAC systems, easily retrofitted or specified for new construction. The dual direction design allows for a front or reverse mount installation, without a reduction in filter performance.

For our complete line of filters, visit grainger.com/airhandler

Find it at Grainger.

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zC

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FP GAS PHASE

DIMENSIONS & PERFORMANCE DATA

ACTIVATED CARBON (100%)			
Contaminants Removed by Activated Carbon			
Acetone	Gasoline	Naphtha	Perchloroethylene
Nitrobenzene	Pyridine	Chlorobenzene	Methyl Chloroform
Chloroform	Paint Fumes	Toluene	Methyl Ethyl Ketone
Benzene	Ozone	Styrene	Methylene Chloride

H	W	D	Initial Resistance @ 500 FPM ("w.g.)	Media Weight	Shipping Weight	Grainger #
12	24	12	0.51	11	16	2GGY7
20	24	12	0.51	20	27	2GGZ2
24	24	12	0.51	32	32	2GGV7

POTASSIUM PERMANGANATE (100%)			
Contaminants Removed by Potassium Permanganate Impregnated Media			
Acetylene	Amines	Mercaptans	Nitrogen Oxides
Alcohols	Ammonia	Sulfur Oxides	

H	W	D	Initial Resistance @ 500 FPM ("w.g.)	Media Weight	Shipping Weight	Grainger #
12	24	12	0.36	14	19	2GHA1
20	24	12	0.36	26	33	2GHA5
24	24	12	0.36	32	40	2GHA9

ACTIVATED CARBON / POTASSIUM PERMANGANATE BLEND (100%)			
Contaminants Removed by Activated Carbon / Potassium Permanganate Blend			
Acetic Acid	Cooking Odors	Butyric Acid	Chlorine Dioxide
Urea	Chlorine	Isoproanol	Sodium Thiosulfate
Trichloroethylene	Auto Exhaust	Tobacco Smoke	Cleaning Compounds
Animal Odors	Diesel Fumes		

H	W	D	Initial Resistance @ 500 FPM ("w.g.)	Media Weight	Shipping Weight	Grainger #
12	24	12	0.36	13	18	2GGY3
20	24	12	0.36	23	30	2GGZ6
24	24	12	0.36	28	37	2GGX8

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NESHAP / EPA METHOD 319

The EPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) mandated that a new filtration test method be established to determine the efficiency of a filter to remove hazardous pollutants from paint overspray. The EPA guidelines went into effect on September 1, 1998 and continue to set the standard for paint overspray collection systems today. The test method to determine compliance is Test Method 319.

PREFERRED 1ST STAGE

PAINT FILTER PAD

Paint Filter Pad, Polyester media with ECXL style. The media is multilayered, with finer fiber structures downstream in order to enhance depth loading capacity. The multiple layers will avoid face loading as it captures overspray paint with a downstream tackifier.

APPROVED 2-STAGE SYSTEM

2 POCKET BAG FILTER

The recommended 2-stage system consists of a prefilter paint arrestor pad followed by a two pocket bag filter. This two pocket bag filter exceeds the approved EPA Method 319 testing requirements with or without the prefilter pad. The 2-pocket filter is self-sealing and has self supporting pockets. The Media construction is a multi-layered gradient density structure to maximize paint collection and retention.

APPROVED 3-STAGE SYSTEM

5 POCKET BAG FILTER

The recommended 3-stage system consists of a prefilter pad, a 2 pocket filter bag, followed by the EPA Method 319 approved 5 pocket bag filter. The 5 pocket bag filter is self sealing and exceeds the testing requirements with or without the pre-filter pad and two pocket filter bag. The media construction is multi-layered with the downstream layer consisting of a high efficiency synthetic media.

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NESHAP / EPA METHOD 319

DIMENSIONS & PART #S

Nominal Size (in.)			2-Pocket Bag
H	W	D	Grainger #
20	20	15	4YKR4
20	25	15	4YKR5
24	24	15	4YKR6

Nominal Size (in.)			5-Pocket Bag
H	W	D	Grainger #
20	20	12	4YKR1
20	25	12	4YKR2
24	24	12	4YKR3

PERFORMANCE COMPARISON 2-STAGE FILTER

Liquid Challenge - Oleic Acid			
Particle Size	EPA 319 Requirement	Air Handler Actual	ATI Actual
>2.2um	>10%	55.40%	41%
>4.1um	>50%	81.30%	87%
>5.7um	>90%	92.40%	96%

Solid Challenge - KCI			
Particle Size	EPA 319 Requirement	Air Handler Actual	ATI Actual
>2.2um	>10%	55.40%	41%
>4.1um	>50%	81.30%	87%
>5.7um	>90%	92.40%	96%

Initial dP @ 120 FPM Air Handler - 0.045"

Initial dP@ 120 FPM ATI - 0.13"

PERFORMANCE COMPARISON 3-STAGE FILTER

Liquid Challenge - Oleic Acid			
Particle Size	EPA 319 Requirement	Air Handler Actual	ATI Actual
>0.42um	>65%	83.50%	75%
>1.Oum	>80%	95.00%	87%
>2.0um	>95%	99.10%	99%

Solid Challenge - KCI			
Particle Size	EPA 319 Requirement	Air Handler Actual	ATI Actual
>0.70um	>75%	93.80%	88%
>1.1um	>85%	97.80%	92%
>2.5um	>95%	99.50%	98%

Initial dP @ 120 FPM Air Handler - 0.22"

Initial dP@ 120 FPM ATI - 0.28"

The lower initial dP results in longer life and lower operating costs.

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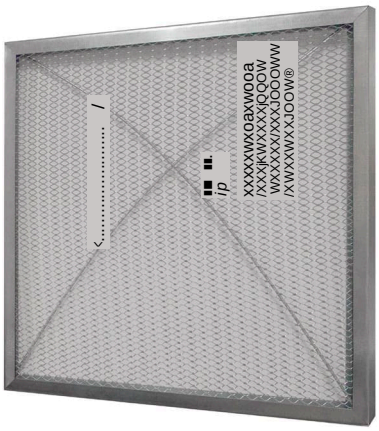
FILTER ACCESSORIES

PAD HOLDING FRAMES

Air Handler Pad Holding Frames are reusable. Permanent pad holding frames are constructed around a 24-gauge steel frame. The downstream side is 16-gauge, 1"x 1" welded wire. A hinged gate makes changing the pad easy, quick and safe.



DIMENSIONS & PART #S

H	W	D	Grainger #
10	10	1	6B730
10	20	1	6B729
12	12	1	5W082
12	20	1	6B727
12	24	1	5W081
14	20	1	6B725
14	25	1	6B723
15	20	1	6B721
16	16	1	6B719
16	20	1	5W080
16	24	1	6B718
16	25	1	5W079
18	18	1	5W078
18	20	1	6B716
18	24	1	5W077
18	25	1	6B714
20	20	1	5W076
20	24	1	6B713

H	W	D	Grainger #
20	25	1	5W075
22	22	1	5W074
24	24	1	5W073
25	25	1	5W083
10	20	2	6B728
12	24	2	6B726
14	20	2	6B724
14	25	2	6B722
15	20	2	6B720
16	20	2	5W072
16	24	2	6B717
16	25	2	5W071
18	24	2	6B715
20	20	2	5W070
20	24	2	6B712
20	25	2	5W069
24	24	2	6B711
25	25	2	6B710

AIR FILTER HOLDING FRAMES

Air Handler Filter Holding Frames are used to construct "built-from-scratch" filter banks for air handling systems. They may be bolted or riveted together utilizing matching holes on frames. Combined with a variety of holding clips, they can accept most 1", 2", 4", 6" and 12" supported filters and non-supporting pocket filters.

H	W	D	Case Qty.	Grainger #
24	24	3	8	6B731
20	24	3	8	6B732
12	24	3	8	6B733

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FILTER ACCESSORIES

GASKETING FOR AIR FILTERS

Air Handler Filter Gasketing consists of black neoprene foam construction with adhesive backing. Excellent resistant to chemicals, maximum temperature of 220°F. Used to seal filters and avoid air by-pass.

DIMENSIONS & PART #S

W	L	D	Grainger #
13/16"	75'	1/8"	6C523
13/16"	50'	1/4"	6C524

FILTER HOLDING CLIPS

Air Handler Filter Holding Clips keep all types of air filters firmly fastened within frames. Install using hand tools only - no rivets or bolts necessary. See chart below to match air filter to proper clip.

All pigtail clips are galvanized steel and all spring clips are stainless steel.

Case quantity equals 12

DIMENSIONS & PART #S

Clip Style	To Hold	No. Required	Grainger #
1" Pigtail	1" Header	4	5E904
2" Pigtail	2" Filter	2	5E905
3" Pigtail	2" Prefilter to a filter w/ header	4	5E906
4" Pigtail	4" Filter	4	5E907
6" Spring	6" Rigid or Box	4	5E908
12" Spring	12" Rigid or Box	4	5E909

Pigtail Clip

Spring Clip

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SECTION - D

CULTURAL RESOURCES STUDY
(REDACTED)

SECTION – E

BIOLOGICAL RESOURCES ASSESSMENT

BIOLOGICAL RESOURCES ASSESSMENT

23071-23143 JERUSALEM GRADE [APN 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57]

LAKE COUNTY, CALIFORNIA

PREAPRED FOR:

California Cannabis Consultants
23131 Jerusalem Grade
Lower Lake, California 95457

PREPARED BY:

Pinecrest Research Corporation, Inc.
6425 Telegraph Avenue #8
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(510) 881-3039

PROJECT N2 LAK091

Pinecrest Research Corporation
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JULY 10, 2024

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Biological Resources Assessment (BRA) is to evaluate the existence of special-status species (SSS) and/or habitats, as well as assess the potential for SSS listed in Appendix A to occur on or near the site of commercial cultivation activities, pursuant to applicable regulations from County of Lake and the State of California. This BRA also analyzes the potential for jurisdictional wetlands and other waters of the U.S. to exist onsite, and classifies landforms that may potentially convey sediment to waters of the U.S. including dry creeks, washes, swales, gullys, and other erosional features. Also included are analysis of potential impacts to special-status species and habitats from proposed project activities, and avoidance and minimization measures for any sensitive species or habitats onsite that may be impacted by project activities.

1.2 PROJECT SUMMARY

The proposed project involves permitting of a commercial *Cannabis* cultivation facility on five parcels located at 23071, 23131, 23083, 23143, and 23119 Jerusalem Grade in unincorporated Lake County near the town of Lower Lake (Figure 1). Existing cultivation areas are shown in the locations shown in Figure 2. The proposed cultivation site is to be located in the grassland portion of parcel 013-015-40. The parcels can be accessed via graded dirt and gravel road that branches to the north off of Jerusalem Grade, that is in good condition. Several special-status species were found as well as one sensitive plant community type, however these should be able to be avoided or relocated as described in Section 3.0, below. There are several culvert crossings on Class III ephemeral drainages however none of these are required to reach the cultivation or work areas. There are no areas that appear to be jurisdictional wetlands. All parcels have received two early and late spring special-status plant surveys except for APN 013-015-40 that still requires an early spring plant survey that should be performed in 2025 as described in Section 3.0, below. As long as this future plant survey does not detect any special-status plants in the project area, the project as designed should have no impact on sensitive species or habitats if the measures described in Section 3.0, below, are implemented to the greatest extent practicable.

1.3 LOCATION

1.3.1 Site Overview

The project area is located in unincorporated Lake County, 3.8 miles east of Lower Lake, 9.6 miles southeast of Lower Lake, and 28 miles southwest of Lakeport (Figure 1). The project is located at 23071, 23131, 23083, 23143, and 23119 Jerusalem Grade, and assigned respective Assessor's Parcel Numbers (APN) 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57 (Figure 2). The parcels are located in Section 14, Township 11 North, Range 6 West, on the USGS Jericho Valley 7.5

minute quad. All five parcels are zoned Rural Lands (RL), are under the jurisdiction of the Central Valley (Region 5) Regional Water Quality Control Board (RWQCB), and the North-Central Region (District 2) of the California Department of Fish & Wildlife (CDFW).

1.3.2 Federal Critical Habitat

Federal Critical Habitat (FCH) is designated by the U.S. Fish & Wildlife Service (USFWS) and provides special protections for habitats considered important for long-term population persistence of endangered or threatened species. There is no FCH onsite for any animal or plant species. The nearest FCH is located 4.3 miles to the northwest of the project parcel for Slender Orcutt grass *(Orcuttia tenuis)* near Little High Valley. There is also FCH for Slender Orcutt grass 18 miles to the west associated with Bogg's Lake. The next nearest species with designated FCH is for Northern spotted owl *(Strix occidentalism* NSO) located 13 miles to the west near Cobb Mountain. There is no other FCH within 10 miles of the project parcel.

1.3.3 CNDDB Occurrences

Special-status species (SSS) are those species that receive special protections under either local, State, or Federal law and include both State and Federally Endangered and Threatened species of animals and plants, as well as candidate listing species and other species or populations of special concern for which additional information is required. The California Natural Diversity Database (CNDDB) provides information on most known SSS occurrences in the State of California. A description of the habitat requirements and likelihood of occurrence of potential SSS on the project parcel based the CNDDB database, published scientific literature, and the expertise of PEC staff, is provided in Appendix A, with all SSS known from a 15 mile radius around the project parcel highlighted. Additionally, map-based representation of all of the SSS within a 5 mile radius around the project site is provided in Appendix B.

There is one known occurrence of special-status animal species from the project parcel, an indistinct locality of Prairie Falcon *(Falco mexicanus)* located in the Jericho Valley 7.5 minute USGS quad, observed in 1991. The next nearest known occurrence of SSS animal species is Foothill Yellow-Legged Frog *(Rana boyliv,* FYLF) observed in 2018 located 1.9 miles north of the project parcel in Soda Creek. There is also an occurrence of FYLF 2.6 miles south of the parcel in Putah Creek. The next nearest known occurrences of SSS animal species is Western Pond Turtle *(Emys marmorata)* observed in 1946 located 2.4 miles southeast of the project parcel in Putah Creek (Appendix C). The next nearest known occurrence of special-status animal species is Bald Eagle *(Haliaeetus leucocephalus)* located 2.7 miles southwest of the project parcel near McCreary Lake. The next nearest occurrence of SSS animal species is Golden Eagle *(Aquila chrysaetos)* observed in 1992 located 3.7 miles west of the project parcel near Hunting Creek. There are no other known SSS animal species from within 3 miles of the project parcel (Appendix C).

Several special-status plant species are known from the project parcel, as described in Section 2.0, below. Aside from these known species onsite, there are 19 different special-status plant species known from within 5 miles of the project parcel (Appendix C). Two special-status species are known from an adjacent parcel to the south based on field surveys by PRC in 2024: Sharsmith's Western Flax *(Hesperolinon sharsmithiae)* and Colusa layia *(Layia septentrionalis).* The nearest known occurrence of special-status plant species in the CNDDB database is an indistinct locality of Sharsmith's Western Flax observed in 2010 whose boundary comes as close as 0.13 miles east of the project parcel. There is another occurrence of Sharsmith's Western Flax located 0.4 miles northeast of

the project parcel in Jerusalem Valley. The next nearest known occurrence of special-status plant species is Adobe Lily *(Fritillaria pluriflora}* observed in 2015 located 0.4 miles southeast of the project parcel. There is another occurrence of Adobe Lily located 3.1 miles northeast of the project parcel in Jericho Valley. The next nearest known occurrence of special-status plant species is Hall's Harmonia *(Harmonia halhi)* observed in 1947 located 1.9 miles southeast of the project parcel near Amel Lake. The next nearest known occurrence of special-status plant species is Two-carpellate Western Flax *(Navarrelia leucocephala* ssp. *pauciflora}* observed in 2000 located 2.8 miles south of the project parcel near McCreary Lake. There are no other known occurrences within 3 miles of the project parcel (Appendix C).

1.3.4 Landforms & Water Features

The parcels encompass the north side of a small ridge that forms from the western slope of Bishop Mountain, on the east slope of Salt Creek canyon (Figure 1). The maximum elevation is 1,080 feet above sea level along the center of the eastern boundary of parcel 013-015-39, and the minimum elevation is 958 feet above sea level on parcel 013-015-57 along the western parcel boundary where a Class III drainage exits the parcel (Figure 2). Most of the parcels are blue oak savannah, with slopes between 5% and 20%, as measured by Suunto PM5 handheld clinometer. The only classifiable watercourses onsite are the headwaters of two unnamed Class III ephemeral drainages that flow off the sides of the ridge on parcels 013-015-57 and 013-015-43 (Figure 2). More information on watercourses onsite is provided in Section 2.4, below.

Precipitation falling onsite eventually mostly infiltrates locally, gradually draining west before passing offsite and entering Salt Creek. Salt Creek is a Class I watercourse in this reach, and flows south for 1.0 miles before the confluence with Putah Creek, which flows southeast for approximately 19 miles before emptying into Lake Berryessa. From the outlet of Lake Berryessa at Monticello Dam, Putah Creek continues east for 27 miles flowing into the Central Valley and past the City of Davis before emptying into a series of low-lying basins known as the Putah Creek Sinks. From there water flows into the Yolo Bypass and south into the Sacramento River which flows south for approximately 40 miles before emptying into Suisun Bay and the Pacific Ocean.

1.3.5 Existing Structures

There residential buildings on parcels 013-015-36 and 013-015-39. Existing cultivation facilities including outdoor and/or hoop house type structures exist on parcels 013-015-36 (Figure 6), 013-015-39, 013-015-43 (Figure 8), and 013-015-57 (Figure 9). A cultivation area is proposed for parcel 013-015-40 in the central grassland area (Figure 7). There are three locking entrance gates to parcels 013-015-36, 013-015-39 and 013-015-57. Access is provided by graded and/or graveled roads that are generally in good condition.

1.3.6 Regional Land Uses

Land uses in the vicinity of the project parcel are primarily private property including undeveloped brushland, wildlands managed for mixed uses including timber harvest, rural residential parcels, irrigated and nonirrigated pastureland, and vineyard and orchard developments. Farther to the west is the community of Hidden Valley Lake. Much of the land to the north and east and south of the parcels were severely burned in the Jerusalem and Rocky Fires in 2015. The project parcels have not been burned in the last 10 years.

1.4 METHODS

1.4.1 Records Search & Literature Review

Based on a review of the literature and relevant databases, we compiled a list of special-status plant and animal species that are known to occur within 10 miles of the project site, or that occupy habitats that are known to be present on or near the project site (Appendix A). Sources of information referenced include the California Department of Fish & Wildlife (CDFW) *California Natural Diversity Database* (CNDDB 2024), U.S. Fish and Wildlife Service Environmental Conservation Online System (USFWS 2024), the California Native Plants Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2024), the CDFW *Habitat Relationships System* (HRS), and the knowledge of PEC staff familiar with the species and habitats of Lake County.

Additional information on sensitive habitats including wetlands was obtained from the USFWS National Wetlands Inventory (NWI 2024), and the County of Lake Geographic Information System Portal (Lake Co. 2024). Plant species included here are state or federal endangered or threatened species, and/or considered rare by CDFW, and/or are recognized as special-status species (SSS) by CNPS or CDFW. Animal species included here are designated as State or Federally Endangered or Threatened, and/or CDFW species of special concern (SSC), and/or CDFW fully protected species (FPS). In addition, nests of most native bird species, regardless of their regulatory status, are protected from take or harassment under the U.S. Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish & Wildlife Code.

1.4.2 Field Surveys

Four protocol-level special-status plant surveys were conducted on the various parcels on May 24 in 2019, April 6 in 2021, April 23 in 2024, and June 11 in 2024. The 2019 survey was performed on parcels 013-015-39 & 013-015-57, the 2021 survey was performed on parcel 013-015-57, the April 23, 2024 survey was performed on 013-015-36, 013-015-39, 013-015-43 & 013-015-57, and the June 11, 2024 survey was performed on all five parcels. Thus, the only parcel that still needs a second (early or mid) spring survey to meet the County of Lake's requirements for two appropriately timed rare plant surveys is 013-015-40.

At each survey date, the entirety of each parcel was surveyed on foot by PRC botanist Dr. Christopher T. DiVittorio, recording the location and identity of all plant and animal species encountered. On some dates consulting botanist Dr. Zoya Akulova assisted with surveys. For each of the parcels surveyed at each time point, methods were performed as specified in the California Department of Fish & Wildlife (CDFW) publication titled *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, dated March 20, 2018.

Protocol-level field surveys involved walking the entire parcel on foot in parallel lines approximately 15 feet apart, identifying every species that was flowering, and making note of any species that were past flowering or that had not yet flowered. Table 1 contains a list of all plant species found across all survey dates. Voucher specimens were taken of any species that required identification in the laboratory. All terminology follows currently accepted nomenclature as described in *The Jepson Manual* (2012) or subsequent taxonomic treatments.

All animals onsite were also recorded and a habitat assessment performed to determine if habitat for special-status animals in Appendix C exists onsite. As part of this assessment, Dr. DiVittorio observed and recorded all direct visual encounters, as well as indirect observations including vocalizations, scat, tracks, feathers, burrows, nests, and molts.

2.0 RESULTS

2.1 NATURAL COMMUNITIES IN THE EVALUATION AREA

Using field surveys, a review of published literature, and the knowledge of PRC staff, all of the natural communities present on and around the project site were assessed. Regionally, the dominant vegetation type is burned chaparral and mixed conifer and chaparral scrub, with higher proportions of hardwoods near watercourses, and grasslands on flat floodplains and ridge tops, with scattered serpentine outcrops particularly to the east.

2.2 NATURAL COMMUNITIES WITHIN THE PROJECT SITE

The community types present on the project parcels consist of chaparral and oak savannah (Figure 3), interspersed with patches of grassland. The specific community descriptions below are organized based on the zones that were surveyed, and the floristic results presented in Appendix B. Overall, the parcel consists of approximately 45% oak savannah, 45% grassland, and 10% developed areas.

2.2.1 Blue Oak Savannah

All five parcels can be described as blue oak savannah with interspersed with grassland primarily dominated by non-native annual grasses but with some remnant patches of native grassland (Figure 2). A full list of all plant species observed across the five site visits is provided in Appendix B, below.

Two special-status plant species and one sensitive plant community type were positively identified from the site (Figure 1). Recommended avoidance and mitigation measures for these species are provided in Section 3.0, below.

Hoover’s lomatium *(Lomatium hooverl)* is a perennial plant in the Apiaceae family and was found on the north side of a greenhouse in the area shown by a yellow star in Figure 2. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on California Native Plant Society (CNPS) List 4.3. Hoover's lomatium was also found along the west side of the cultivation area in parcel 013-015-57, however these plants were relocated as part of permitting for the installation of the garden, as recommended in the rare plant report prepared for the project by PRC dated May 1,2021.

Colusa layia *(Layia septentrionalis)* is an annual plant in the Asteraceae family and was found in oak woodland habitat in the areas shown in blue in Figure 2. A representative ground-level photograph is presented in Figure 4. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on CNPS List IB.2. This species was also discussed in the rare plant

report dated May 1, 2021, however the populations described in that report as well as those presented in this BRA are not near any proposed development areas.

Several patches of native grassland with greater than 80% cover of native grasses were found in the areas shown in blue in Figure 2. A representative ground-level photograph is presented in Figure 5. Species in this grassland habitat include *Stipa pulchra, Elymus glaucus, Elymus triticoides, Elymus multisetus,* and *Festuca microstachys.* Native grassland with greater than 80% cover are considered sensitive habitats by CDFW.

2.3 WILDLIFE

Numerous animal species were observed both directly and indirectly across the five site visits, although protocol-level targeted surveys were not performed for any species or animal group specifically. Bird species observed onsite include acorn woodpecker *(Melanerpes formicivorus),* Western scrub jay *(Aphelocoma californica),* turkey vulture *(Cathartes aura),* common crow *(Corvus brachyrhynchos),* white-breasted nuthatch *(Sitta carolinensis),* and mourning dove *(Zenaida macroura)*.

Other animal species observed onsite include Western bumblebee *(Bombus occidentalis),* pocket gopher *(Thomomys bottae),* Western fence lizard *(Sceloporous occidentalis),* prints of mule deer *(Odocoileus hemionus),* excavation mounds of California ground squirrel *(Otospermophilus beecheyi),* scat of Western coyote *(Canis latrans),* and runways of black-tailed jackrabbit *(Lepus californicus).*

2.4 WETLANDS & STREAMS

Streams and watercourses onsite were classified according to the three-tier method used by the California Department of Forestry & Fire Protection (CALFIRE 2017) and included as a reference in Appendix E. Jurisdictional streamcourses are mapped in Figure 2. According to these criteria, there are two unnamed seasonal Class III watercourses on parcel 013-015-57 that initiate onsite and that flow offsite to the north and west off the main ridge top. These channels do not exhibit riparian vegetation or scour and do not support aquatic life. There are also several Class III channels that drain to the west off parcel 013-015-43 that are conveyed beneath the access road by several culverts (Figure 2). The north culvert is an approximately 16" diameter corrugated metal culvert and is non-jurisdictional and does not exhibit any scour up or down slope from the culvert (Figure 10). The middle culvert is an approximately 16" diameter HDPE structure on a Class III watercourse (Figure 11). The south culvert is an approximately 16" diameter corrugated metal structure on a Class III watercourse (Figure 12).

One stock pond exists on parcel 013-015-36, that has a 24" diameter HDPE overflow culvert installed on the north side of the pond (Figure 13). There is no scour downstream of the overflow culvert and no obvious inlet watercourse to the pond, thus it does not appear to be an in-stream pond.

Potential wetlands onsite were assessed based on the likelihood to satisfy the three-tier wetland delineation criteria used by the Army Corps of Engineers *Wetland Delineation Manual* (ACOE

1987). There are no locations onsite that appear to satisfy the ACOE criteria for wetlands, although a protocol-level wetland delineation was not performed. There are no locations onsite that appear to be jurisdictional wetlands based on the absence of any areas near the proposed cultivation areas that exhibit satisfactory cover of hydrophytic vegetation or that exhibit signs of wetland hydrology such as spring seeps or ponding. The Class III drainages are furthermore likely too steep and rocky to exhibit soils of sufficient duration of saturation to qualify as wetland soils. There is also no riparian wetland vegetation around these channels that would be required to be jurisdictional wetlands.

2.5 SOILS & LOCAL GEOMORPHOLOGY

The parent materials are typical of inner Coast Range mountains of the Lake County subtype, with highly dissected valleys cut into soft Franciscan sediments, with abundant volcanic extrusive and intrusive formations (USGS 1985). Local formations on the majority of the site are mapped as well-drained Bally-Phipps complex, 15-30% slopes (#107), with lesser proportions of Forbesville (12%) formations. The far southern portion of the site is mapped as Phipps complex, 5 to 15 percent slopes (#195), with lesser proportions of Forbesville (10%), and unnamed (10%) formations. There are no serpentine or other ultramafic rock types onsite and no serpentine derived soils. There are no alkalai or vernal pool soil types onsite.

3.0 SUMMARY & CONCLUSIONS

Plants

Several special-status plant species and one sensitive plant community were found onsite during four site surveys, as described in Section 2.2.1 and shown in Figure 2. The following recommendation were developed in order to avoid impacts to these sensitive species and habitats.

Recommendation 1: Populations of Colusa layia shown in Figure 2 should be avoided. These populations are not in proposed development areas and it should be possible to keep vehicle traffic to the existing roadbed. If any individuals of Colusa layia are in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they should not be disturbed until a plan for reseeding is prepared by a qualified biologist. The plan should involve collecting seed of plants from the proposed development areas and distributing them in an area of the site that is not to be disturbed.

Recommendation 2: One individual of Hoover's lomatium was found to the west of the existing greenhouse on parcel 013-015-36 in the location shown in Figure 2. This plant should be allowed to grow and trenching or ground disturbing activities should be avoided in the vicinity of the plant. If the area near the plant needs to be disturbed, the plant should be excavated and transplanted to a similar habitat that will not be disturbed in the future, under supervision of a qualified biologist. In addition, if it is possible to collect seeds from the plant, they should be collected and dispersed near the transplanted soil.

Recommendation 3: Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2. These areas should not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a plan should be developed by a qualified biologist to collect seed of affected individuals and disperse them in suitable habitat onsite that is not proposed to be disturbed.

Recommendation 4: Parcel 013-015-40 has only received one spring survey. If this parcel is to be developed one more spring survey should be performed ideally in April to satisfy the County of Lake's requirement for two spring rare plant surveys.

Animals

No special-status animal species were observed during the surveys performed at the site. Despite this, numerous trees are proposed to be removed, and removal of these trees may have significant impacts to protected species such as raptors or migratory birds. In order to avoid impacts to bird species, the following recommendation should be implemented:

Recommendation 5: If trees are proposed to be removed during the nesting season for birds, typically February 1 to October 31, a nesting bird survey should be performed by a qualified biologist for all trees to be removed to ensure that no active nests of protected bird species including hawks and eagles are present. The nesting bird survey should take place no more than 7 days prior to tree removal. If active nests are observed, appropriate buffers should be established by the project biologist around the tree, and no disturbance should occur inside these buffers until birds have fledged and the nests have become inactive.

Wetlands & Watercourses

There are several ephemeral watercourses in the study area, and setbacks of at least 50 feet should be observed off of all of the mapped features in Figure 2 as required by the 2017 State Water Resources Control Board *Cannabis* General Order. Due to dense vegetation present onsite, there are no visible paths for sediment to enter waters of the State or waters of the U.S. at the time of the surveys. There are also no isolated wetland features such as ponds, bogs, springs, vernal pools, or wet meadows identified during the surveys, however a protocol-level wetland delineation was not performed. During and after project implementation, as long as appropriate erosion control BMPs are implemented to the greatest extent practicable, no sediment discharge to waters of the State or waters of the U.S. is anticipated. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes should be used. A list of suitable species and nurseries/vendors can be provided by PRC on request.

4.0 REGULATORY FRAMEWORK

4.1 FEDERAL

4.1.1 Endangered Species Act (ESA)

The U.S. Fish & Wildlife Service (USFWS) has jurisdiction over federally-listed threatened and endangered species under the ESA. USFWS also maintains a list of proposed and candidate species that are not legally protected under the ESA, but are often included in their review of a project as they may become listed in the near future. The ESA protects listed animal species from harm or take which is broadly defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. Take can also include habitat modification or degradation that results in death or injury to a listed species. An activity can be defined as a take even if it is unintentional or accidental. Listed plant species are provided less protection than listed wildlife species. Listed plant species are legally protected from take under ESA if they occur on federal lands. Pursuant to the requirements of the ESA, a federal agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed threatened or endangered species (plants and animals) may be present in the project area and determine whether the proposed project may affect such species. Any activities that could result in the take of a federally-listed species will require formal consultation with USFWS.

4.1.2 Migratory Bird Treaty Act (MBTA)

The MTBA implements international treaties between the U.S. and other nations that were enacted to protect migratory birds, their parts, eggs, and nests from activities including hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under MTBA (16 USC §703, *et. seq*\

4.1.3 Eagle Protection Acts

Both bald eagle *(Haliaeetus leucocephalus)* and golden eagle *(Aquila chrysaetos)* are additionally protected under the Eagle Protection Act (16 USC §669, *et. seq.}* and the Bald & Golden Eagle Protection Act (16 USC §668-668d).

4.1.4 Clean Water Act (CWA)

Section 404 The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. As of the date of preparation of this report, the U.S. Environmental Protection Agency (EPA) and USACE published a final rule in the Federal Resister on September 8, 2023 that took effect on the same date, amending the “Revised Definition of Waters of the United States” that was published in the Federal Register on January 18, 2023, and took effect on March 20, 2023. This final rule conforms the definition of "waters of the United States" to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett vs. EPA.*

According to the September 8, 2023 final rule and as codified in Title 40 Code of Federal Regulations §120.2 and Title 33 Code of Federal Regulations §328.3, “waters of the United States“ have been amended to read as follows:

1. Waters which are:
    a. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    b. The territorial seas; or
    c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (5) of this section;
3. Tributaries of waters identified in paragraph (1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
    a. Waters identified in paragraph (1) of this section; or
    b. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (2) or (3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (1) or (3) of this section.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area’s status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the EPA and/or USACE.

“Wetland” refers to areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and seasonal wetlands. Wetlands are considered jurisdictional if they fall under one of the categories of waters of the United States defined above. The USACE jurisdiction typically extends up to the ordinary high water mark (OHWM).

In general, a USACE permit must be obtained before placing fill in wetlands or other waters of the United States. The type of permit depends on the impacted acreage, the purpose of the proposed fill, and other factors.

Section 401 Under Section 401 of the CWA, "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the State in which the discharge is proposed that states the discharge will comply with the applicable provisions under the Federal Clean Water Act." In this case, applicants must obtain a Section 401 Water Quality Certification from, the Regional Water Quality Control Board from the region in which the project takes place.

4.2 STATE

4.2.1 California Environmental Quality Act (CEQA)

The following CEQA guidelines are intended to determine significance thresholds when analyzing the potential impacts of a proposed project on biological resources. The following is a list of criteria for determining if impacts are considered significant:

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plan, policies, or regulations, or by the California Department of Fish & Wildlife (CDFW) or U.S. Fish & Wildlife Service (USFWS).

1. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
2. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
3. 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.
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
5. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

4.2.2 California Endangered Species Act (CESA)

The State of California enacted CESA in 1984 and is similar to the federal ESA but pertains to State-listed threatened and endangered species. CESA requires State agencies to consult with CDFW when preparing a CDQA documents to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or results in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternative available (Fish & Game Code [FGC] §2080.) CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify reasonable and prudent alternatives to the proposed project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species of the take is incidental to carrying out an other wise lawful project thar has been approved under CEQA (FGC §2081).

4.2.3 California Fish & Game Code

Under CESA, CDFW has the responsibility for maintaining a list of threatened and endangered species (FGC §2070). Fish & Game Code §2050-2098 outline the protection provided to California’s rare, endangered, and threatened species. Fish & Game Code §2080 prohibits the taking of plants and animals listed under CESA. Fish & Game Code §2081 establishes an incidental take permit program for State-listed species. CDFW also maintains a list of candidate species that it formally notices as being under review for addition to the list of endangered or threatened species.

In addition, the Native Plant Protection Act of 1977 (NPPA) (FGC §1900, *et seq.}* prohibits the taking, possessing, or sale within the State of any plants with a State designation of rare, threatened, or endangered (as defined by CDFW). An exception to this prohibition in NPPA allows landowners, to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. Fish & Game Code §1913 exempts from the take prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way." Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

In addition to formal listing under federal ESA and CESA, some species receive additional consideration by CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a "Species of Special Concern." CDFW maintains lists of Species of Special Concern that serve as species "watch lists." Species with this status may have limited distributions or limited populations, and/or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA, and specific protection measures may be warranted. In addition to Species of Special Concern, CDFW Special Animals List identifies animals that are tracked by the California Natural Diversity Database (CNDDB) and may be potentially vulnerable but warrant no federal interest and no legal protection.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines §15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines §15380 (Rare or Endangered Species) provides for the assessment of unlisted species as Rare or Endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society (CNPS) List ranked 1A, IB, and 2 would typically require evaluation under CEQA.

Fish & Game Code §3500-5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Fish & Game Code §3503.5, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. To comply with the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State-listed endangered or threatened species may be present in the project study area and determine whether the proposed project will have a potentially significant impact on such species. In addition, CDFW encourages informal consultation on any proposed project that may impact a candidate species. Project-related impacts to species on CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of CESA. Take of protected species incidental to otherwise lawful management

activities may be authorized under Fish & Game Code §206.591. Authorization from CDFW would be in the form of an Incidental Take Permit.

Fish & Game Code §1602 requires any entity to notify CDFW before beginning any activity that "may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake" or "deposit debris, waste, or other materials that could pass into any river, stream, or lake." This definition includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. A Lake or Streambed Alteration Agreement (LSAA) will be required if CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water.

4.2.4 Porter-Cologne Water Quality Control Act

California's Regional Water Quality Control Boards (RWQCB) regulate actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the water of the State" (Water Code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State" (Water Code §13050(e)).

4.2.5 California Native Plant Society (CNPS)

The CNPS maintains a rank of plant species that are native to California and that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Following are the definitions of the CNPS ranks:

- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank IB: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California but common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California but more common elsewhere
- Rank 3: Plants about which more information is needed
- Rank 4: Watch List: Plants of limited distribution

Potential impacts to populations of CNPS ranked plants receive consideration under CEQA review. All plants appearing on CNPS Lists 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, potential impacts to these species or their habitats should be analyzed during the preparation of environmental documents pursuant to CEQA, as they may meet the definition of Rare or Endangered under the CEQA Guidelines Section 15380 criteria.

4.2.6 State Water Resources Control Board *Cannabis* Cultivation General Order

In addition to the above regulations, *Cannabis* cultivation is subject to State Water Resources Control Board (SWRCB) *Cannabis* Cultivation General Order No. WQ-2019-0001-DWQ (Order). This statewide Order specifies measures that must be taken to ensure water quality based on the size of the cultivation area (Tier 1 vs Tier 2), the risk determination based on potential to affect water quality (low, medium, high), and watercourse classifications and minimum setbacks that must be followed. Currently, Class I watercourses (perennial streams, lakes, ponds) must observe 150 foot setbacks,

Class II watercourses (intermittent streams or wetlands) must observe 100 foot setbacks, and Class III watercourses (ephemeral streams) must observe 50 foot setbacks. Class IV watercourses (e.g. man-made canals) that support native aquatic species must observe a setback equal to the established riparian vegetation zone, or if the watercourse does not support aquatic species does not need to observe setbacks. Other measures that must be taken to protect water resources are also provided in the text of the statewide Order.

4.2.7 California Oak Woodlands Conservation Act

The California Oak Woodlands Conservation Act requires the County to determine whether a project in their jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment, as codified in California Public Resources Code Section 21083.4. If it is determined that there may be a significant effect to oak woodlands, the County shall require one or more mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands. Alternatives to mitigate the significant effect of the conversion of oak woodlands include replacement of removed trees typically at a rate of 3:1, and maintenance of trees for a period of seven years after the trees are planted, although replacement typically may only comprise 50% of the required mitigation for the project, with the remainder often consisting of conservation easements or other mitigation measures developed by the County. Trees subject to the provisions of California Public Resources Code Section 21083.4 are those in the genus *Quercus* that have a diameter at breast height (DBH) of 5 inches or more.

4.3 REGIONAL & LOCAL

Natural resource use and *Cannabis* commercial development in Lake County is guided by the Lake County General Plan and regulated by Lake County Code. Below is a sample of relevant codes and ordinances that pertain to vegetation management and commercial *Cannabis* cultivation on lands within the County's jurisdiction.

4.3.1 County of Lake Municipal Code

Cannabis Cultivation (Chapter 11, Article 27)

The Ordinance Code of the County of Lake provides comprehensive guidelines on the size, location, and permitted activities for all commercial *Cannabis* facilities within the County's jurisdiction including restrictions on water sources, types of fencing, pest control measures, vegetation clearing, noise and visual impacts, storage and disposal of waste products, and grading. The Ordinance also specifies that the applicant must abide by all applicable Federal and State laws including the SWRCB *Cannabis* General Order, as discussed above.

4.3.2 Habitat Conservation Plan *I* Natural Communities Conservation Plan

The project site is not located in an area that is covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no additional mitigation related to local or regional conservation plans is necessary.

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Weaver, W.E. *et al.* 2015. *Culvert Sizing Procedures for the 100-Year Peak Flow.* Mendocino County Resource Conservation District, Ukiah, CA.

FIGURE 1: REGIONAL LOCATION

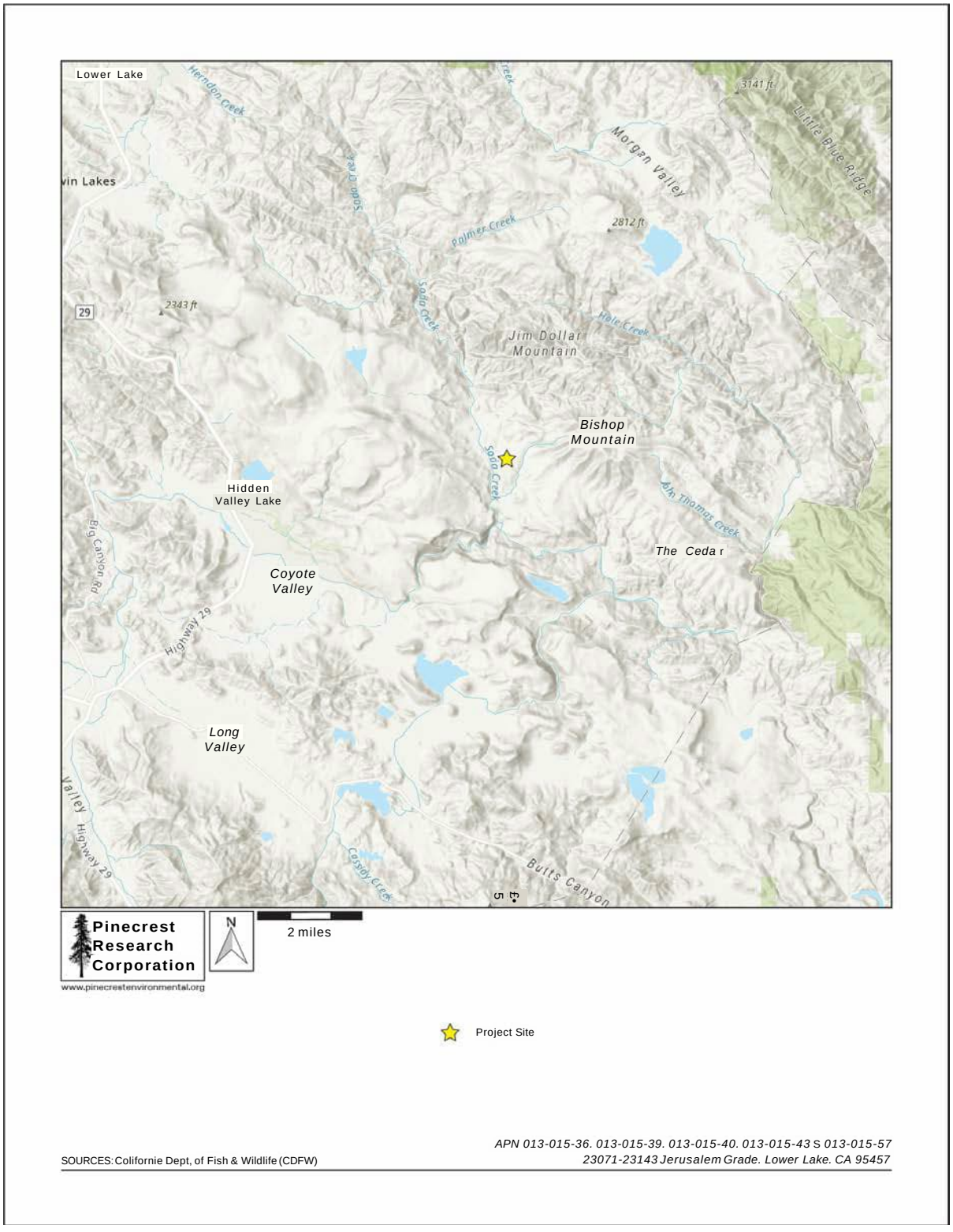


FIGURE 2: SITE MAP

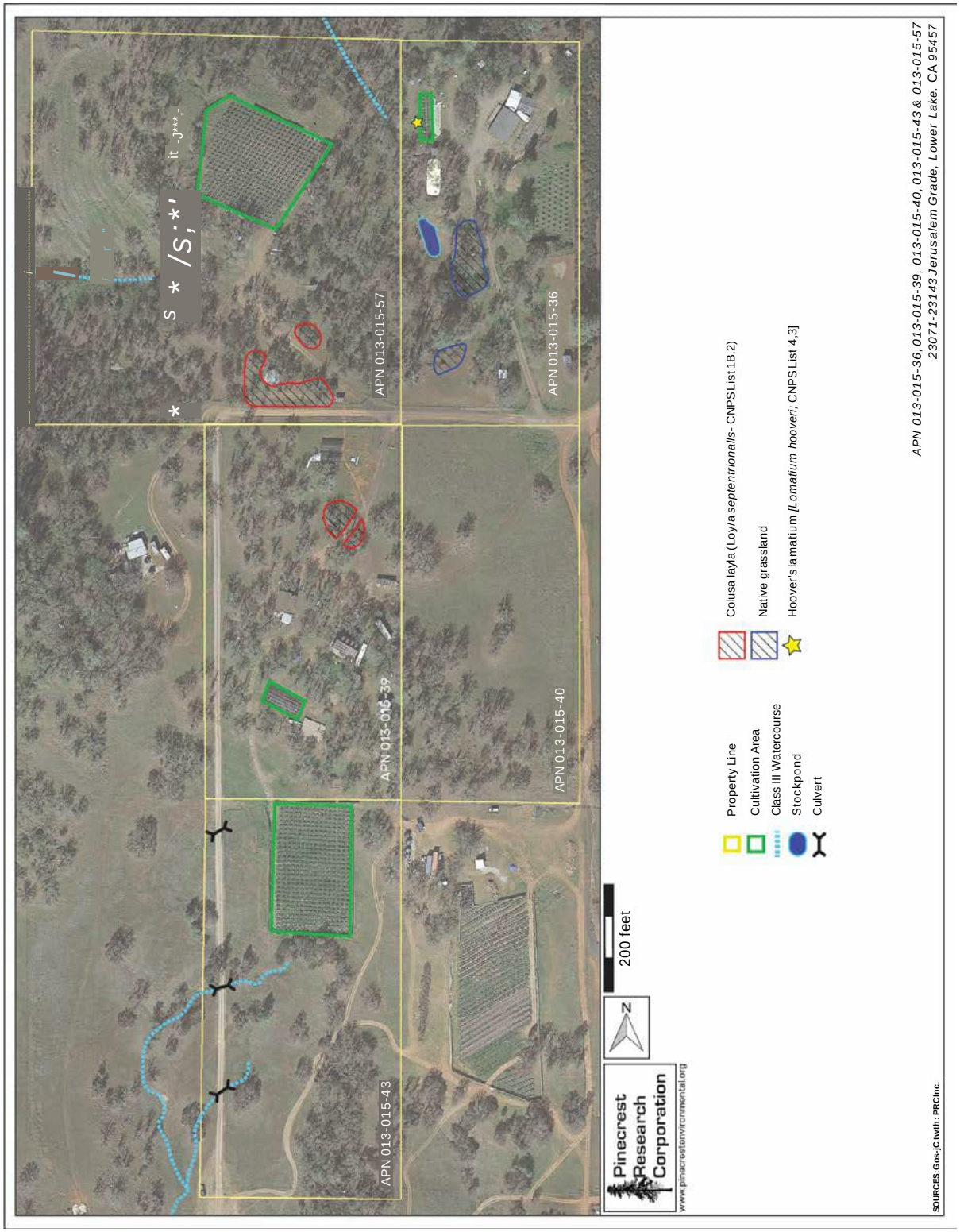


FIGURE 3: PHOTOGRAPH OF OAK SAVANNAH

Pinecrest Flesearch Corporation
www.poecreetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES; PRC Inc.

FIGURE 4: PHOTOGRAPH OF COLUSA LAYIA

Pinecrest Research Corporation
www.p*nec/e6tenvironfnental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES; PRC Inc.

FIGURE 5: PHOTOGRAPH OF NATIVE GRASSLAND

Pinecrest Research Corporation
www.p»nec*eetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES; PRC Inc.

FIGURE 6: PHOTOGRAPH OF CULTIVATION ON 013-015-36

Pinecrest Flesearch Corporation
www.poecreetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57

SOURCES; PRC Inc. *Jerusalem Grade, Lower Lake, CA 95457*

FIGURE 7: PHOTOGRAPH OF CULTIVATION ON 013-015-40

Pinecrest Flesearch Corporation
www.ptnecreetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES; PRC Inc.

FIGURE 8: PHOTOGRAPH OF CULTIVATION ON 013-015-43

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES; PRC Inc.

FIGURE 9: PHOTOGRAPH OF CULTIVATION ON 013-015-57

Pinecrest Flesearch Corporation
www.ptnecreetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57

SOURCES; PRC Inc. *Jerusalem Grade, Lower Lake, CA 95457*

FIGURE 10: PHOTOGRAPH OF NORTH CULVERT

Pinecrest Flesearch Corporation
www.ptnecreetenvironmental,oro

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57

SOURCES; PRC Inc. *Jerusalem Grade, Lower Lake, CA 95457*

FIGURE 11: PHOTOGRAPH OF MIDDLE CULVERT

Pinecrest Research Corporation
www,p»necfe8tenvirorvmental,ora

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57

SOURCES: PRC Inc. *Jerusalem Grade. Lower Lake. CA 95457*

FIGURE 12: PHOTOGRAPH OF SOUTH CULVERT

Pinecrest Research Corporation
Mwww.p-necrestenvironmental.orQ

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40& 013-015-57
Jerusalem Grade. Lower Lake. CA 95457

SOURCES; PRC Inc.

FIGURE 13: PHOTOGRAPH OF RESERVOIR

Pinecrest Research Corporation
Mvww.wneC'reeterivironmental.orQ

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade. Lower Lake, CA 95457

SOURCES; PRC Inc.

APPENDIX A: SPECIAL-STATUS SPECIES CONSIDERED

The following is a list of special-status plant and animal species generated based on knowledge of the species and habitats of Lake County by PEC staff, from various State and Federal databases, and from the California Natural Diversity Database (CNDDB). CNDDB occurrences within 5 miles of the project site are shown in bold.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
PLANTS			
Adobe lily *(Fritillaria pluriflord)*	**—/—/1B.2**	**Valley grasslands, woodland**	**Medium: Some grassland habitat exists onsite. Nearest occurrence is 0.4 miles southeast of the project parcel in Jerusalem Valley.**
Alkalai milk-vetch *(Astragalus tener* var. *tener)*	—/—/IB.2	Valley grasslands, alkali sinks	None: No suitable alkalai habitat exists onsite.
Anthony peak lupine *(Lupinus antoninus)*	—/—/IB.2	Mixed evergreen forest	Very Low: No suitable forest habitat exists onsite.
Baker's goldfields *(Lasthenia californica* ssp. *bakeri)*	—/—/IB.2	Coastal grasslands	Low: Some grassland habitat exists onsite.
Baker's manzanita *(Arctostaphylos bakeri* ssp. *bakeri)*	—/—/1B.1	Serpentine chaparral, mixed evergreen forest	None: No serpentine habitat exists onsite.
Baker's meadowfoam *(Limnanthes bakeri)*	—/ST/1B.1	Vernal pools, freshwater wetland	None: No suitable wetland habitat onsite.
Baker's navarretia *(Navarretia leucocephala* ssp. *bakeri)*	—/—/1B.1	Vernal pools, riparian woodland	Very Low: No vernal pools exist onsite.
Beaked tracyina *(Tracyina rostrata)*	—/—/IB.2	Valley grassland, foothill woodland	Low: Some grassland habitat exists onsite.
Bent flowered fiddleneck *(Amsinckia lunaris)*	**—/—/1B.2**	**Valley grassland, foothill woodland**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 4.8 miles southwest of the parcel in Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Big scale balsamroot *(Balsamorhiza macrolepis)*	—/—/IB.2	Valley grassland	Low: Some grassland habitat exists onsite.
Bogg's Lake hedge-hyssop *(Gratiola heterosepala)*	**—/—/1B.2**	**Freshwater marsh, riparian**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Bolander's horkelia *(Horkelia bolanderi)*	—/—/IB.2	Forest, meadows, wetlands	Very Low: No suitable forest habitat exists onsite.
Brandegee's eriastrum *(Eriastrum brandegeeae)*	—/—/1B.1	Chaparral	Low: A small amount of chaparral habitat exists onsite.
Bristly sedge *(Carex comosa)*	—/—/2B.1	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Brownish beaked-rush *(Rhynchospora capitellata)*	—/—/2B.2	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Burke's goldfields *(Lasthenia burkei)*	**FE/SE/1B.1**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.1 miles southwest of the parcel near Coyote Creek.**
California alkalai grass *(Puccinellia simplex')*	—/—/IB.2	Grassland, riparian	None: No alkalai wetland habitat exists onsite.
California beaked-rush *(Rhynchospora californica)*	—/—/1B.1	Freshwater wetlands	None: No wetland habitat exists onsite.
California satintail *(Imperata brevifolia)*	—/—/2B.1	Chaparral, wetlands	Low: A small amount of chaparral habitat exists onsite.
Calistoga ceanothus *(Ceanothus divergens)*	—/—/IB.2	Chaparral	Low: Some chaparral habitat exists onsite.
Caper-fruited tropidocarpum *(Tropidocarpum capparideum)*	—/—/1B.1	Valley grassland	Very Low: Some grassland habitat exists onsite.
Cascade downingia *(Downingia willamettensis)*	—/—/2B.2	Wetland, grassland	Low: Some grassland habitat exists onsite.
Clara Hunt's milk vetch *(Astragalus claranus)*	—/—/1B.1	Chaparral, grassland	Very Low: Some chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Cobb Mountain lupine *(Lupinus sericatus)*	—/—/IB.2	Chaparral, pine forest	Low: Some chaparral habitat exists onsite.
Colusa layia *(Layia septentrionalis)*	**—/—/1B.2**	**Chaparral, valley grassland**	**High: Species found onsite. Nearest occurrence offsite is on adjacent parcel to the south.**
Congested-headed hayfield tarplant *(Hemizonia congesta* ssp. *congesta)*	**—/—/1B.2**	**Grassland, coastal scrub**	**Very Low: Some grassland habitat exists onsite. Nearest occurrence is 4.4 miles west of the parcel near Coyote Valley.**
Deep scarred cryptantha *(Cryptantha excavata)*	—/—/1B.1	Foothill woodland	Very Low: Some grassland habitat exists onsite.
Dimorphic snapdragon *(Antirrhinum subcordatum)*	—/—/4.3	Serpentine, chaparral	None: No serpentine habitat exists onsite.
Drymaria-like western flax *(Hesperolinon drymarioides)*	—/—/IB.2	Serpentine outcrops	None: No serpentine outcrop habitat exists onsite.
Dwarf downingia *(Downingia pusilia)*	—/—/2B.2	Vernal pool, freshwater wetland	None: No vernal pool habitat exists onsite.
Dwarf soaproot *(Chlorogalum pomeridianum* var. *minus')*	—/—/IB.2	Serpentine chaparral	None: No serpentine chaparral habitat exists onsite.
Eel-grass pondweed *(Potamogeton zosteriformis)*	—/—/2B.2	Freshwater wetland, aquatic	None: No suitable wetlands exist onsite.
Few-flowered navari'etia *(Navarretia leucocephala* ssp. *pauciflora)*	FE/ST/1B.1	Wetlands, vernal pools	None: No vernal pool habitat exists onsite.
Franciscan onion *(Allium peninsulare* var. *franciscanum)*	—/—/IB.2	Coastal prairie	Very Low: Some grassland habitat exists onsite.
Freed's jewelflower *(Streptanthus brachiatus* ssp. *hoffmanii)*	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 3.2 miles northeast of the parcel near Hole Creek.**
Geysers panicum *(Panicum acuminatum* var. *thermale)*	—/—/IB.2	Chaparral, wetlands	Very Low: A small amount of chaparral habitat exists onsite.
Glandular western flax *(Hesperolinon adenophyllum)*	—/—/IB.2	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grassleaf water plantain *(Alisma gramineum)*	—/—/2B.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
Green jewelflower *(Streptanthus hesperidis)*	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Coyote Valley.**
Greene's narrow-leaved daisy *(Erigeron greenei)*	—/—/IB.2	Serpentine grassland	None: No serpentine habitat exists onsite.
Hall's harmonia *(Harmonia hallii)*	**—/—/1B.2**	**Chaparral**	**Medium: A small amount of chaparral habitat exists onsite. Nearest occurrence is 1.9 miles southeast of the project parcel near Amel Lake.**
Hoffman's bristly jewelflower *(Streptanthus glandulosus* spp. *hoffmanii)*	—/—/1B.3	Chaparral, foothill woodland	Very Low: A small amount of chaparral habitat exists onsite.
Holly-leaved ceanothus *(Ceanothus purpureus)*	—/—/IB.2	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Hoover's lomatium *(Lomatium hooveri)*	**—/—/4.0**	**Chaparral**	**High: Species found onsite.**
Hospital Canyon larkspur *(Delphinium californicum* ssp. *interius)*	—/—/IB.2	Foothill woodland	Very Low: A small amount of woodland habitat exists onsite.
Jepson's coyote thistle *(Eryngium jepsonii)*	—/—/4.2	Wetlands and vernal pools	None: No vernal pool habitat exists onsite.
Jepson's leptosiphon *(Leptosiphon jepsonii)*	—/—/IB.2	Chaparral, serpentine grassland	None: No serpentine chaparral habitat exists onsite.
Jepson's milk-vetch *(Astragalus rattanii* var. *jepsonianus)*	**—/—/1B.2**	**Chaparral, serpentine grassland**	**Very Low: Some chaparral habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Hidden Valley Road.**
Kenwood marsh checkerbloom *(Sidalcea oregana* ssp. *valida)*	FE/SE/1B.1	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Konocti manzanita *(Arctostaphylos manzanita* ssp. *elegans)*	—/—/1B.3	Chaparral, foothill woodland	Very Low: A small amount of chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Kruckeberg's jewelflower *(Streptanthus morrisonii* ssp. *kruckebergii)*	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 4.7 miles northeast of the parcel near Round Mountain.**
Lake County stonecrop *(Sedella leiocarpa)*	—/—/1B.1	Rock outcrops	Very Low: Some rock outcrop habitat exists onsite.
Lake County western flax *(Hesperolinon didymocarpum)*	—/SE/1B.2	Serpentine grasslands	None: No suitable serpentine habitat exists onsite.
Legenere *(Legenere limosd)*	**—/—/1B.1**	**Freshwater wetland, valley grassland**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Loch Lomond button-celery *(Eryngium constancei)*	FE/SE/1B.1	Freshwater wetland	None: No suitable wetland habitat exists onsite.
Many-flowered navarretia *(Navarretia leucocephala* spp. *plieanthd)*	**FE/SE/1B.2**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Marsh checkerbloom *(Sidalcea oregana* ssp. *hydrophila)*	—/—/IB.2	Freshwater wetland, riparian	None: No suitable riparian habitat exists onsite.
Marsh microseris *(Microseris paludosa)*	—/—/IB.2	Northern coastal scrub	None: No marsh habitat exists onsite.
Milo Baker's lupine *(Lupintis milo-bakeri)*	—/—/1B.1	Foothill woodland, valley grassland	None: No serpentine habitat exists onsite.
Morrison's jewelflower *(Streptanthus morrisonii* ssp. *morrisonii)*	—/—/IB.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Mt. St. Helena morning-glory *(Calystegia collina* ssp. *oxyphylla)*	***—1—14.2***	**Serpentine chaparral**	**None: No serpentine habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Long Valley.**
Napa bluecurls *(Trichostema ruygtii)*	—/—/IB.2	Chaparral, grassland	Very Low: Some grassland habitat exists onsite.
Napa checkerbloom *(Sidalcea hickmanii* ssp. *napensis)*	—/—/1B.1	Chaparral	Very Low: Some woodland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Napa false indigo *(Amorpha californica* var. *napensis)*	—/—/IB.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Narrow-anthered brodiaea *(Brodiaea leptandra)*	—/—/IB.2	Foothill woodland, grassland	Low: Some grassland habitat exists onsite.
North Coast semaphore grass *(Pleuropogon hooverianus)*	—/—/1B.1	Freshwater wetland, vernal pools	None: No suitable wetland or vernal pool habitat exists onsite.
Northern California black walnut *(Juglans hindsii)*	—/—/1B.1	Riparian, woodland	Very Low: No suitable riparian habitat exists onsite.
Northern meadow sedge *(Carex praticold)*	—/—/2B.2	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Nuttall's ribbon-leaved pondweed *(Potamogeton epihydrus)*	—/—/2B.2	Freshwater wetlands	None: No wetland or pond habitat exists onsite.
Oregon polemonium *(Polemonium carneum)*	—/—/2B.2	Coastal scrub, yellow pine forest	None: No coastal scrub habitat exists onsite.
Oval-leaved viburnum *(Viburnum ellipticum)*	—/—/2B.3	Chaparral	Low: Some chaparral habitat exists onsite.
Pappose tarplant *(Centromadia parryi* ssp. *parryi)*	—/—/IB.2	Grassland, wetland	None: No wetland habitat exists onsite.
Pennell's bird's beak *(Cordylanthus tenuis* ssp. *capillaris)*	—/—/IB.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Perennial goldfields *(Lasthenia californica* ssp. *macrantha)*	—/—/IB.2	Northern coastal scrub	Very Low: Some grassland habitat exists onsite.
Peruvian dodder *(Cuscuta obtusiflora* var. *glandulosa)*	—/—/IB.2	Grassland, chaparral	Very Low: Parasitic plant, typical host plants not known from the property.
Pink creamsacs *(Castilleja rubicundula* var. *rubicundula)*	**—/—/1B.2**	**Grasslands**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 6.8 miles west of the parcel near Harbin Mountain.**
Porter's navarretia *(Navarretia paradoxinota)*	**—/—/1B.3**	**Grasslands, wetlands**	**Very Low: No suitable wetland habitat exists onsite. Nearest occurrence is 4.2 miles west of the parcel near Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Purple-stemmed checkerbloom *(Sidalcea malviflora spp. purpurea)*	—/—/IB.2	Wetlands	None: No suitable wetland habitat exists onsite.
Raiche's manzanita *(Arctostaphylos stanfordiana* ssp. *raichei)*	—/—/1B.1	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Rincon Ridge ceanothus *(Ceanothus confusus)*	—/—/1B.1	Chaparral	Medium: Some chaparral habitat exists onsite.
Rincon Ridge manzanita *(Arctostaphylos stanfordiana* ssp. *decumbens)*	—/—/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Round-leaved filaree *(California macrophylla)*	—/—/IB.2	Foothill grassland	Very Low: Some grassland habitat exists onsite.
Saline clover *(Trifolium hydrophilum)*	—/—/IB.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
San Joaquin spearscale *(Extriplex joaquinana)*	—/—/IB.2	Shadscale scrub, valley grassland	None: No alkalai scrub habitat exists.
Santa Cruz clover *(Trifolium buckwestiorum)*	—/—/1B.1	Coastal prairie	Very Low: Some grassland habitat onsite but species prefers the coast.
Santa Rosa horkelia *(Horkelia tenuiloba)*	—/—/IB.2	Freshwater wetland, vernal pools	Low: Some chaparral habitat exists onsite.
Sebastopol meadowfoam *(Limnanthes vinculans)*	FE/SE/1B.1	Freshwater wetland, vernal pools	None: No vernal pool habitat exists onsite.
Serpentine cryptantha *(Cryptantha dissita)*	—/—/IB.2	Serpentine chaparral	None: No serpentine habitat exists onsite.
Serpentine daisy *(Erigeron serpentinus)*	—/—/1B.3	Serpentine chaparral	None: No serpentine chaparral habitat exists onsite.
Sharsmith's western flax *(Hesperolinon sharsmithiae)*	**—/—/1B.2**	**Chaparral**	**Very Low: No serpentine habitat exists onsite. Nearest occurrence is on an adjacent parcel to the south.**
Slender Orcutt grass *(Orcuttia tenuis)*	**FT/SE/1B.1**	**Grassland, freshwater wetlands**	**None: No suitable grassland habitat exists onsite. Nearest occurrence is 3.9 miles northwest of the parcel near Stienhart Lake.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Small-flowered calycadenia *(Calycadenia micrantha)*	—/—/IB.2	Foothill grassland	Low: Some suitable grassland habitat onsite.
Small groundcone *(Kopsiopsis hooker!)*	—/—/2B.3	Redwood forest	None: No redwood forest habitat exists onsite.
Snow Mountain buckwheat *(Eriogonum nervulosum)*	—/—/IB.2	Serpentine outcrops	None: No serpentine outcrop habitat exists onsite.
Socrates Mine jewelflower *(Streptanthus brachiatus* ssp. *brachiatus)*	—/—/IB.2	Serpentine outcrops	None: No serpentine habitat exists onsite.
Sonoma beardtongue *(Penstemon newberryi* var. *sonomensis)*	—/—/1B.3	Chaparral	Very Low: Some grassland habitat exists onsite.
Sonoma ceanothus *(Ceanothus sonomensis)*	—/—/IB.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Sonoma sunshine *(Blennosperma bakeri)*	FE/SE/1B.1	Valley grassland, freshwater wetland	Very Low: Some grassland habitat exists onsite, although species prefers wetlands.
Thin-lobed horkelia *(Horkelia tenuiloba)*	—/—/IB.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Three-fingered morning glory *(Calystegia collina* ssp. *tridactylosa)*	—/—/IB.2	Serpentine grassland	None: No serpentine habitat exists onsite.
Two-carpellate Western flax *(Hesperolinon bicarpellatum)*	**—/—/1B.2**	**Chaparral**	**Low: A small amount of chaparral habitat exists onsite. Nearest occurrence is 2.8 miles south of the project parcel near McCreary Lake.**
Vine Hill ceanothus *(Ceanothus foliosus* var. *vineatus)*	—/—/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Vine Hill manzanita *(Arctostaphylos densiflora)*	—/SE/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Watershield *(Brasenia schreberi)*	—/—/2B.3	Pond, wetland	None: No pond habitat exists in the project area.
White beaked-rush *(Rhynchospora alba)*	—/—/2B.2	Wetlands, riparian	None: No suitable wetland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
White flowered rein orchid *(Piperia Candida)*	—/—/IB.2	Yellow pine forest	Very Low: No suitable forest habitat exists onsite.
Wolly meadowfoam *(Limnanthes floccosa ssp.floccosa)*	—/—/4.2	Vernal pools	None: No vernal pool habitat exists onsite.
MOSSES, LICHENS & LIVERWORTS			
Angel's hair lichen *(Ramalina thrausta)*	—/—/2B.1	Old growth conifer and hardwood forests	None: No suitable forest habitat exists onsite.
Coastal triquetrella *(Triquetrella californica)*	—/—/IB.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Elongate copper moss *(Mielichhoferia elongata)*	—/—/4.3	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Methuselah's beard lichen *(Dolichousnea longissima)*	—/—/4.2	Old growth conifer and hardwood forests	None: No forest habitat exists onsite.
Slender silver moss *(Anomobryum julaceum)*	—/—/4.2	Rocky substrates in forests	Very Low: Some woodland habitat exists onsite.
Torren's grimmia *(Grimmia torenii)*	**—/—/1B.3**	**Forest, woodland**	**Very Low: Some woodland habitat exists onsite. Nearest occurrence is 3.9 miles northeast of the parcel near Jericho Creek.**
FISH			
Chinook Salmon Coastal California DPS *(Oncorhynchus kisutch)*	FT/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake Drainage Resident Rainbow trout *(Oncorhynchus mykiss)*	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake hitch *(Lavinia exilicauda chi)*	FE/SE/—	Freshwater lakes and streams	None: No suitable streams exist onsite.
Coho Salmon Central California Coast ESU *(Oncorhynchus kisutch)*	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sacramento perch *{Archoplites interruptus)*	—/SSC/—	Low gradient sloughs and lakes	None: No suitable habitat exists onsite.
Sacramento splittail *{Pogonichthys macrolepidotus)*	—/SSC/—	Low gradient freshwater streams	None: No suitable streams exist onsite.
Steelhead Central California Coast DPS *{Oncorhynchus mykiss irideus)*	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Steelhead Northern California DPS *{Oncorhynchus mykiss irideus')*	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
AMPHIBIANS & REPTILES			
California giant salamander *{Dicamptodon ensatus)*	—/SSC/—	Wetlands and riparian areas	None: No suitable wetland habitat exists onsite. Some poor quality estivation habitat onsite.
California red-legged frog *{Rana draytonii)*	FT/SSC/—	Vernal pools, seasonal pools, stock ponds, and associated grasslands	None: No suitable pond or wetland habitat exists onsite.
California tiger salamander *{Ambystoma californiense)*	FT/SSC/—	Ponds, streams, drainages, and associated uplands	None: No suitable pond or wetland habitat exists onsite.
Foothill yellow-legged frog *{Rana boylii)*	**—/SSC/—**	**Wetlands, riparian, streams and ponds**	**Very Low: No suitable breeding habitat onsite. Some poor quality estivation habitat onsite. Nearest occurrence is 1.9 miles north of the project parcel in Soda Creek.**
Red bellied newt *{Taricha rivularis)*	—/SSC/—	Woodland streams, riparian corridors	None: No suitable habitat exists onsite.
Western pond turtle *{Emys marmorata)*	**—/SSC/—**	**Slow-moving creeks, streams, ponds, rivers, ditches.**	**None: No pond habitat exists onsite. Nearest occurrence is 2.4 miles south of the parcel in Putah Creek.**
INVERTEBRATES			
Behren's silverspot butterfly *{Speyeria zerene behrensii)*	FE/SSC/—	Coastal prairie	None: Requires blue violet to reproduce; none onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Borax Lake cuckoo wasp *(Hedychridium milleri)*	—/SSC/—	Lakes and streams	None: No suitable lake or stream habitat exists onsite.
Brownish dubiraphian riffle beetle *(Dubiraphia brunnescens)*	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
California brackishwater snail *(Tryonia imitator)*	—/SSC/—	Brackish wetlands	None: No suitable wetland habitat exists onsite.
California floater *(Anodonta califomiensis)*	—/SSC/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California freshwater shrimp *(Syncaris pacifica)*	FE/SE/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California linderiella *(Linderiella occidentalis)*	—/SSC/—	Vernal pools	None: No vernal pool habitat exists onsite.
Clear Lake pyrg *(Pyrgulopsis ventricosa)*	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
Crotch bumble bee *(Bombits crotchii)*	—/SSC/—	Grassland, chaparral	Low: Some grassland habitat exists onsite.
Leech's skyline diving beetle *(Hydroporus leechi)*	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.
Myrtle silverspot butterfly *(Speyeria zerene myrtleae)*	FE/SSC/—	Coastal prairie, chaparral	None: Requires western dog violet for reproduction; none onsite.
Monarch butterfly California overwintering Population #1 *(Danaus plexippus)*	—/SSC/—	Large trees required for roosting.	None: No suitable trees for roosting onsite.
Obscure bumble bee *(Bombus caliginosus)*	—/SSC/—	Grassland, foothill woodland, chaparral	Low: Some grassland habitat exists onsite.
Opler's longhorn moth *(Adela oplerella)*	—/SSC/—	Usually associated with *Platystemon* (creamcups)	None: No suitable host plants onsite.
Oregon floater *(Anodonta oregonensis)*	—/SSC/—	High order freshwater streams	None: No suitable stream habitat exists onsite.
Ricksecker's water scavenger beetle *(Hydrochara rickseckeri)*	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sonoma zerene fritillary *{Speyeria zerene sonomensis)*	—/SSC/—	Grasslands and meadows	None: Requires *Viola* for reproduction; none onsite.
Western bumblebee *{Bombus occidentalism*	—/SSC/—	Grassland	Medium: Some grassland habitat exists onsite.
Wilbur Springs shorebug *{Saldula usingeri)*	—/SSC/—	Ponds	None: No suitable pond habitat exists onsite.
Vernal pool andrenid bee *{Andrena blennospermatis)*	—/SSC/—	Upland areas near vernal pools	None: No vernal pool habitat exists onsite.
BIRDS			
American perigrine falcon *{Falco peregrinus anatum)*	**—/SSC/—**	**Forages in open grasslands, nests in trees**	**Very Low: No suitable nesting habitat exists. Nearest occurrence is 4.2 miles south of the parcel near McCreary Lake.**
Bank swallow *{Riparia riparia)*	FE/SE/—	Typically found near lakes and streams	None: No suitable stream habitat exists onsite.
Bald eagle *{Haliaeetus leucocephalus)*	**—/SSC/—**	**Forages over open lakes and streams**	**Very Low: No suitable foraging or nesting habitat exists onsite. Nearest occurrence is 2.7 miles south of the project parcel near McCreary Lake.**
Black swift *{Cypseloides niger)*	—/SSC/—	Cliff faces near water	None: No suitable stream habitat exists onsite.
Burrowing owl *{Athene cunicularid)*	—/SSC/—	Grasslands	None: No suitable grassland with ground squirrel burrows exists onsite.
California homed lark *{Eremophila alpestris actio)*	—/SSC/—	Herbaceous vegetation, chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Cooper's hawk *{Accipiter cooperii)*	—/WL/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Ferruginous hawk *{Buteo regalis)*	—/SSC/—	Forages over open grassland. Nests in old-growth trees.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Golden eagle *{Aquila chrysaetos)*	**—/SSC/—**	**Forages over open grassland. Nests in old-growth trees.**	**Low: Some suitable foraging habitat. No suitable nesting habitat. Nearest occurrence is 3.7 miles west of the parcel near Hunting Creek.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grasshopper sparrow *(Ammodramus savannarum)*	—/SSC/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite.
Great egret *(Ardea alba)*	FE/SE/—	Nests in trees, forages in wetlands and grasslands	None: No suitable foraging or nesting habitat exists onsite.
Marbled murrelet *(Brachyramphus marmoratus)*	FT/SE/—	Old growth forest	None: No suitable forest habitat exists onsite.
Northern goshawk *(Accipiter gentilis)*	—/SSC/—	Old growth forest	Very Low: No suitable forest habitat exists onsite.
Osprey *(Pandion haliaetus)*	—/WL/—	Areas with fish	None: No suitable lake or stream habitat exists onsite.
Prairie falcon *(Falco mexicanus)*	**—/SSC/—**	**Forages over grasslands**	**Medium: Some suitable nesting and foraging habitat exists onsite. Nearest occurrence is somewhere in the Jericho Valley USGS Quad, which overlaps the project parcel.**
Purple martin *(Progne subis)*	FE/SE/—	Insectivorous, nests in cavities	Medium: Some suitable nesting habitat onsite. Some suitable foraging habitat onsite.
Sharp-shinned hawk *(Accipiter striatus)*	—/SSC/—	Forest and woodland	Very Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat onsite.
Tricolored blackbird *(Agelaius tricolor)*	—/SSC/—	Forages in grasslands and nests in freshwater marshes	Low: Some suitable nesting and foraging habitat exists onsite.
Western yellow-billed cuckoo *(Coccyzus americanus occidentalis)*	—-/SET—	Woodland, riparian	Very Low: No suitable nesting habitat exists. Some suitable foraging habitat.
White-tailed kite *(Elanus leucurus)*	—/CFP/—	Prefers to nest in marshes next to deciduous forests.	Very Low: No suitable nesting habitat onsite. Some suitable foraging habitat.
Yellow breasted chat *(Icteria virens)*	—/SSC/—	Dense shrubby growth, farmland.	Low: Some suitable habitat onsite.
Yellow warbler *(Coturnicops noveboracensis)*	—/SSC/—	Riparian, shrubland, farmland.	Low: Some suitable habitat onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
MAMMALS			
American badger *(Taxidea taxus)*	—/SSC/—	Open grassland habitats with plenty of prey.	None: Insufficient habitat complexity exists for this territorial animal.
Big free-tailed bat *(Nyctinomops macrotis)*	—/SSC/—	Forages over open areas, roots in trees or caves	None: Some suitable foraging habitat. No suitable roosts.
Fisher *(Pekania pennanti)*	—/SSC/—	Forages and breeds primarily in forests.	None: No suitable forest habitat.
Fringed myotis *(Myotis thysanodes)*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Very Low: Some suitable foraging habitat. No suitable roosts in project area.
Hoary bat *(Lasiurus cinereus)*	—/SSC/—	Forages over open areas, roots in trees or caves at high altitude.	Very Low: Foraging limited to high altitudes. No suitable roosts in the project area.
Long-eared myotis *(Myotis evotis)*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Very Low: Some suitable foraging habitat. No suitable roosts in project area.
Long-legged myotis *(Myotis Volans')*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	None: Some foraging habitat. No suitable roosts.
North American porcupine *(Erethizon dorsatum)*	—/SSC/—	Require rocky areas or trees for dens, abundant open space for foraging.	Very Low: Some suitable foraging habitat. No suitable den habitat.
Pallid bat *(Antrozous pallidus)*	—/SSC/—	Common in open dry habitats with rocky areas for roosting.	Very Low: Some foraging habitat exists. No suitable roosts in the project area.
Silver haired bat *(Lasionycteris noctivagans)*	—/SSC/—	Nocturnal, migratory, solitary, roosts in tree cavities.	Low: Some suitable trees exist for roosting. Some foraging habitat exists.
Sonoma tree vole *(Arborimus pomo)*	—/SSC/—	Old growth Douglas fir canopies.	None: No suitable forest habitat exists onsite.
Townsend's big-eared bat *(Corynorhinus townsendii)*	**—/SSC/—**	**Hibernate in mines or caves, roost in man made structures and caves.**	**Very Low: Few man-made structures exist suitable for roosting. Some habitat for foraging. Nearest occurrence is 5.5 miles north of the parcel near Morgan Valley Road.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Western red bat *(Lasiurus blossevillii)*	—/SSC/—	Forages over open areas, roots in trees or caves.	Very Low: No suitable roosting habitat. Some suitable foraging habitat.
Yuma myotis *{Myotis yumanensis)*	—/SSC/—	Forages over open areas, roots in trees or caves.	Very Low: No suitable nesting habitat onsite. Some suitable foraging habitat exists.
HABITATS			
Coastal & Valley Freshwater Marsh (CVFM)	—	—	None: No marsh habitat exists onsite.
Northern Hardpan Vernal Pool (NHVP)	—	—	None: No hardpan vernal pool habitat exists onsite.
Northern Vernal Pool (NVP)	—	—	None: No vernal pool habitat exists onsite.
Sycamore Alluvial Woodland (SAW)	—	—	None: No woodland habitat exists onsite.
Valley Needlegrass Grassland (VNG)	—	—	Low: Some grassland habitat exists onsite.
Valley Oak Woodland (VOW)	—	—	None: No valley oaks exist onsite.
Valley Sink Scrub (VSS)	—	—	None: No sink habitat exists onsite.

[1] Status:

Federal
FE = Federally Endangered Species
FT = Federally Threatened Species

State
SE = State Endangered Species
ST = State Threatened Species
SSC = California Species of Special Concern
CFP = California Fully Protected Species

CNPS (applies to plants only)
List IB = plants considered rare, threatened, or endangered in California and elsewhere
List 2B = plants rare, threatened or endangered in California, but more common elsewhere
List 3 = plant is likely rare but more information is required
List 4 = plants of limited distribution

[2] USFWS

APPENDIX B: SPECIES ENCOUNTERED

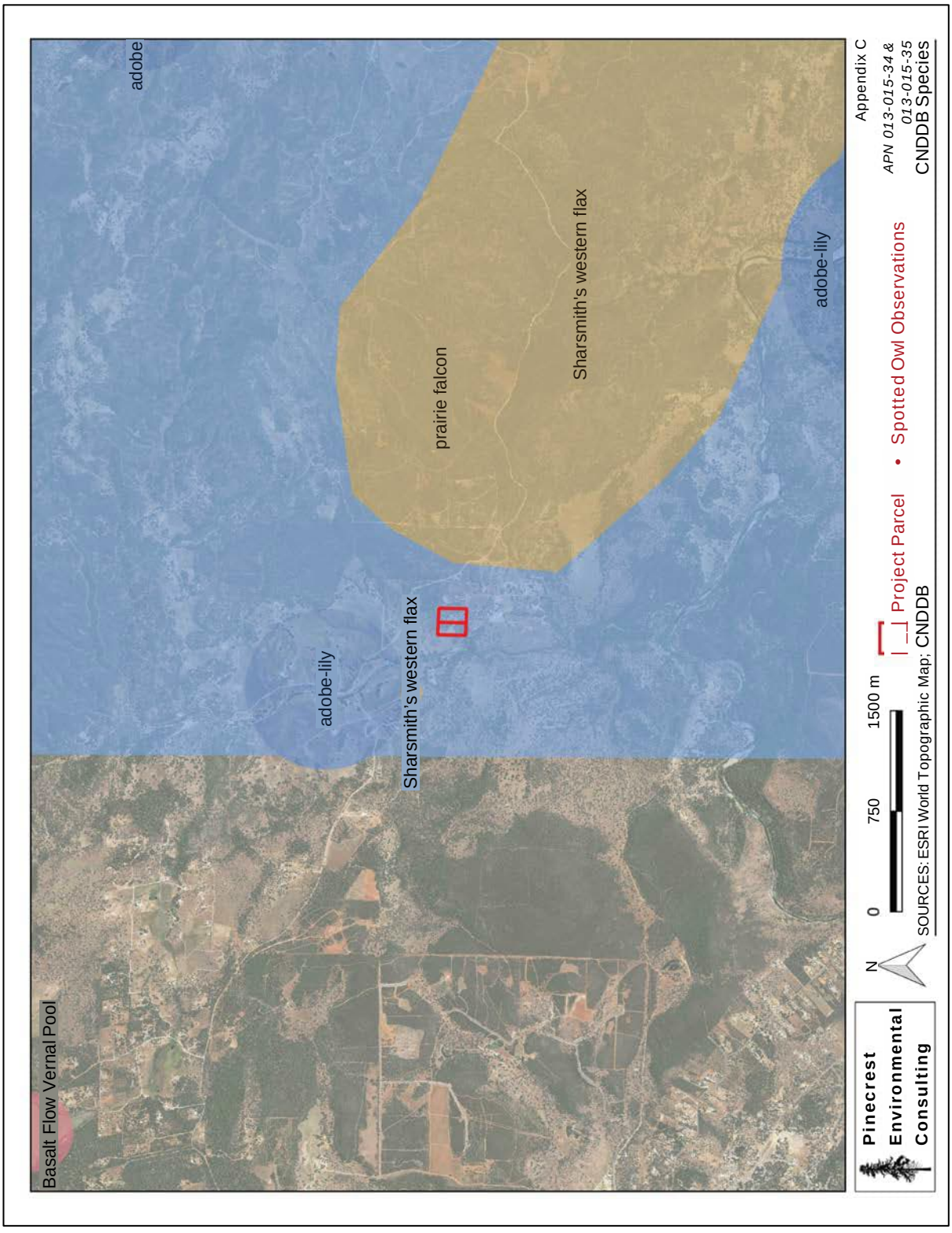
This list contains a list of all of the plants observed on the study parcels during the five site visits. Special-status species (SSS) are denoted in bold.

Scientific name	**Common name**	**Native**
Achyrachaena mollis	blow wives	yes
Acmispon brachycarpus	short-podded lotus	yes
Agoseris grandiflora	giant mountain dandelion	yes
Airci caryophyllea	hairgrass	no
Amaranthus californicus	California pigweed	yes
Amsinckia menziesii	Menzies' fiddleneck	yes
Arctostaphylos manzanita	common manzanita	yes
Arctostaphylos viscida	whiteleaf manzanita	yes
Astragalus gambelianus	Gamble's dwarf milkvetch	yes
Athysanus pusillus	common sandweed	yes
Avena barbata	wild oatgrass	no
Baccharis pilularis	coyote brush	yes
Brachypodium distachyon	false brome	no
Briza maxima	rattlesnake grass	no
Briza minor	little rattlesnake grass	no
Brodiaea elegans	harvest brodiaea	yes
Bromus diandrus	ripgut brome	no
Bromus hordeaceus	woft chess	no
Bromus madritensis	red brome	no
Bromus sterilis	poverty brome	no
Capsella bursa-pastoris	shepherd's purse	no
Carduus pycnocephalus	Italian thistle	no
Castilleja attenuate	narrow-leaf owl's clover	yes
Centaurea melitensis	tocalote	no
Cerastium glomeratum	mouse-ear chickweed	no
Chenopodium berlandieri	pit seed goosefoot	no
Chlorogalum pomeridianum var. *pomeridianum*	soap plant	yes
Clarkia purpurea ssp. *quadrivulnera*	purple clarkia	yes
Claytonia parviflora ssp. *parviflora*	miner's lettuce	yes
Collinsia heterophylla var. *heterophylla*	purple Chinese houses	yes
Croton setiger	turkey-mullein	yes
Cynara cardunculus ssp. *cardunculus*	wild artichoke	no
Cynoglossum grande	houndstongue	yes
Cynosurus echinatus	dogstail grass	no
Daucus carota	Queen Anne's lace	no

Delphinium variegatum ssp. *variegatum*	royal larkspur	yes
Diplacus aurantiacus	sticky monkeyflower	yes
Dipterostemon capitatum	blue dicks	yes
Elymus caput-medusae	medusahead	no
Elymus glaucus	blue wildrye	yes
Elymus multisetus	big squirreltail grass	yes
Epilobium densiflorum	denseflower willowherb	yes
Eriodictyon californicum	Yerba Santa	yes
Eriophyllum lanatum	woolly sunflower	yes
Erodium botrys	big heron bill	no
Erodium cicutarium	redstem filaree	no
Festuca microstachys	eastwood fescue	yes
Festuca myuros	Zorro fescue	no
Festuca perennis	Italian ryegrass	no
Galium andrewsii	phlox leaved bedstraw	yes
Galium parisiense	wall bedstraw	no
Galium porrigens	climbing bedstraw	yes
Gastridium phleoides	nit grass	no
Geranium dissectum	wild geranium	no
Geranium mode	woodland geranium	no
Gilia tricolor	bird's eyes	yes
Helianthella californica	California helianthella	yes
Hesperevax acaulis	dwarf hesperevax	yes
Hesperolinon spergulinum	slender western flax	yes
Heteromeles arbutifolia	toyon	yes
Hirschfeldia incana	shortpod mustard	no
Holocarpha virgata	narrow tarplant	yes
Hordeum murinum	foxtail barley	no
Hypericum perforatum	klamathweed	no
Hypochaeris glabra	smooth cat’s ears	no
Juncus bufonius	toad rush	yes
Lactuca serriola	prickly lettuce	no
Lamium amplexicaule	henbit	no
Lasthenia californica	California goldfield	yes
Lasthenia gracilis	needle goldfields	yes
***Layia septentrionalis* (CNPS List 1B.2)**	**Colusa tidy-tips**	**yes**
Lepidium didymum	lesser swine cress	no
Leptosiphon bicolor	true baby stars	yes
Lessingia ramulosa	Sonoma lessingia	yes
Logfia filaginoides	California cottonrose	no
Lomatium utriculatum	hog fennel	yes
***Lomatium hooveri* (CNPS List 4.3)**	**Hoover’s lomatium**	**yes**
Lonicera interrupta	chaparral honeysuckle	yes
Lupinus bicolor	miniature lupine	yes
Lysimachia arvensis	scarlet pimpernel	no
Navarretia atractyloides	holly-leaf navarretia	yes
Navarretia pubescens	purple navarretia	yes

Madia gracilis	slender tarweed	yes
Marah fabacea	manroot	yes
Matricaria discoidea	pineapple weed	no
Medicago polymorpha	bur clover	no
Melica californica	California melicgrass	yes
Melilotus indicus	annual yellow sweetclover	no
Micranthes californica	Greene's saxifrage	yes
Micropus californicus	q-tips	yes
Microseris douglasii	Douglas' silverpuffs	yes
Pedicularis densiflora	indian warrior	yes
Pentagramma triangularis	goldback fem	yes
Petrorhagia dubia	windmill pink	no
Plagiobothrys stipitatus	vernal pool allocarya	yes
Plantago erecta	hill plantain	yes
Plantago major	common plantain	no
Plectritis macrocera	longhorn plectritis	yes
Poa annua	annual blue grass	no
Poa secunda	pine bluegrass	yes
Polypogon monspeliensis	rabbitsfoot grass	no
Pinus sabiniana	gray pine	yes
Primula hendersonii	Henderson's shooting star	yes
Quercus douglasii	blue oak	yes
Ranunculus hebecarpus	pubescent fruited buttercup	yes
Raphanus sativa	wild radish	no
Sanicula bipinnatifida	purple sanicle	yes
Sanicula crassicaulis	gamble weed	yes
Senecio vulgaris	common groundsel	no
Silene gallica	common catchfly	no
Silybum marianum	milk thistle	no
Sisyrinchium bellum	blue eyes grass	yes
Stellaria media	chickweed	no
Stipa pulchra	purple needle grass	yes
Symphoricarpos albus var. *laevigatas*	snowberry	yes
Thysanocarpus curvipes	fringe pod	yes
Torilis arvensis	hedge nettle	no
Toxicodendron diversilobum	poison oak	yes
Trifolium bifidum	notch-leaf clover	yes
Trifolium depauperatum var. *depauperatum*	dwarf sack clover	yes
Triphysaria eriantha ssp. *eriantha*	butter'n'eggs	yes
Triteleia laxa	Ithuriefs spear	yes
Uropappus lindleyi	silver puffs	yes
Urtica dioica	stinging nettle	yes
Vicia villosa	hairy vetch	no
Zeltnera muehlenbergii	Muehlenberg's centaury	yes

APPENDIX C: CNDDB OCCURRENCES MAP



APPENDIX D: CANNABIS CULTIVATION BEST MANAGEMENT PRACTICES

Best management practices (BMPs) are designed to prevent, minimize, and control the discharge of waste and pollutants associated with site operations and maintenance for the aforementioned project. Many of these BMPs are considered enforceable conditions under State Water Resources Control Board *Cannabis* General Order No. WQ 2017-0023-DWQ.

D.l CANNABIS CULTIVATION

- Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
- Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.
- Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather.
- Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves.
- If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment.
- Routinely check for leaks and spills.
- Have spill cleanup kit onsite to be able to respond to any leaks or spills.
- Inspect planting stock for pests and diseases prior to planting.
- Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
- Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
- For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
- For all other pesticides, use must comply with all label requirements including site and crop restrictions.
- Prior to the use of any registered pesticide on *Cannabis,* Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
- Submit monthly pesticide use reports to the County Agricultural Commissioner if required.

- Prior to applying fertilizers, evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization.
- Apply fertilizers at label rates and no higher.
- Do not apply fertilizers in a way that will result in runoff that may contaminate ground or surface water or escape via airborne drift or fugitive dust.
- Observe riparian corridor setbacks for agricultural cultivation as applicable. These shall be maintained as “no touch” areas and demarcated with appropriate flagging.
- The removal of vegetation is prohibited within riparian setback areas.
- No equipment, vehicles, or other materials shall be stored in the riparian setback areas.
- Composting areas shall not be located in the riparian setback areas.
- Irrigation must be conducted in a manner that does not result in runoff from the cultivated area.
- Any water tanks or storage facilities must obtain permits from the local City or County planning department where required.
- The use of membrane based water bladders is prohibited.
- If using an irrigation system, inspect for and repair leaks prior to planting each year and continuously during the season.
- Irrigation systems shall be equipped with a backflow prevention devices and shutoff valves.
- Recycle or properly dispose of all plastic bags, containers, and irrigation materials.
- Properly dispose of green waste in a manner that does not discharge pollutants to a watercourse. This may be accomplished by composting, chipping, and/or shredding.
- The method of green waste disposal must be documented.
- Used growth medium (soil and other organic medium) shall be handled to minimize or prevent discharge of soil and residual nutrients and chemicals to watercourses. Proper disposal could include incorporating into garden beds, spreading on a stable surface and re-vegetating, storage in watertight dumpsters, or covering with tarps or plastic sheeting prior to proper disposal.
- The method of disposal of growth medium must be documented.
- Compost piles are to be located outside of riparian setbacks for agricultural cultivation and in a manner that will not discharge pollutants to a watercourse.
- If necessary, construct a berm or install fiber roll around compost area to prevent runoff or use straw wattles around perimeter.
- Cover compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Avoid soil disturbance between November 1 and April 15 and during times of active precipitation.

- All exposed and disturbed soil must be covered with a minimum of 2 inches of mulch, such as straw, bark, wood chips, etc., by November 15. Alternatively, establish a thick cover crop over disturbed areas composed of native species.
- Erosion control materials shall be available on site at all times in the form of straw, mulch, wattles, silt fencing, erosion control fabrics, sand bags, or other materials adequate to cover areas of disturbed soil or incipient erosion events.
- In the event of a forecast storm event likely to produce runoff, apply mulch, wattles, or other erosion prevention measures to the disturbed areas prior to rain event.
- Any grading or drainage conducted as part of site preparation shall have permits from local County or City agencies if required.

D.2 EROSION & SEDIMENT CONTROL

- Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.
- Any continuing, approved project work conducted after October 15 shall have erosion control measures completed and up-to-date.
- All erosion control measures shall be inspected daily during severe rain events.
- Erosion control materials shall be, at minimum, stored on-site at all times during approved project work between May 1 and October 15.
- Approved project work within the 5-year flood plain shall not begin until all temporary erosion controls (straw bales or silt fences that are effectively keyed-in) are installed downslope of cleanup/restoration activities.
- Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.
- Upon work completion, all exposed soil present in and around the cleanup/restoration sites shall be stabilized within 7 days.
- The disturbed area will be minimized at all times to only that which is essential for the completion of the project.
- Provide temporary cover over disturbed areas that are not currently being worked on.
- Heavy equipment shall not be used in flowing water.
- Use of heavy equipment shall be avoided or minimized in a channel bottom with rocky or cobbled substrate.
- Heavy equipment shall not introduce chemicals or foreign sediment to the channel (e.g., remove mud from tracks or cover channel work area with plastic sheeting prior to heavy equipment entry).
- When heavy equipment is used, any woody debris and stream bank or streambed vegetation

disturbed shall be replaced to a pre-project density with native species appropriate to the site.

- When possible, existing ingress or egress points shall be used or work shall be performed remotely from the top of the creek banks.
- Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, wattling, check dams, sediment basins, vegetated buffers, or rock armor.
- Deploy appropriate erosion control measures such as silt fencing or straw wattles around all temporary exposed piles or soil or surface disturbances.
- All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.
- Geotechnical fabric shall be deployed on all exposed dirt surfaces with a slope of greater than 15% and staked in place during ground disturbing activities, and silt fencing deployed on slopes of greater than 15% where appropriate.
- Sand bags, straw bales, or other devices shall be placed at appropriate locations near and alongside the roadsides and swales in anticipation of large storm events.
- Bioswales and cultivation areas including parking areas shall be maintained free of trash including empty soil and pesticide or fertilizer containers.
- Locations of sediment sources shall be identified during rain events and mitigated where appropriate.
- Protect ditch inlets and outlets from erosion using rock armor.
- Silt fencing shall be installed downstream of rock piles, stockpiles, and temporary soils storage areas.
- Desilting or retention basins shall be installed if the capacity of the natural percolation exceeds the inputs during routine storm events.
- Sediment traps shall be used on all exposed driveway surfaces where natural vegetation is not able to be established.
- Exposed unvegetated surfaces will be graveled where appropriate.
- Rock placed for slope protection shall be the minimum necessary to avoid erosion, and shall be part of a design that provides for native plant revegetation and minimizes bank armoring.
- Soil exposed as a result of project work, soil above rock riprap, and interstitial spaces between rocks shall be revegetated with native vegetation by live planting, seed casting, or hydroseeding prior to the rainy season of the year work is completed.
- Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed, or new construction is anticipated, consultation with a qualified professional is recommended.
- Culvert fill slopes shall be constructed at a 2:1 slope or shall be armored with rock.

- If it is necessary to conduct work in or near a live stream, the work space shall be isolated to avoid project activities in flowing water.
- Any spoils associated with site maintenance shall be placed in a stable location where it cannot enter a watercourse.
- Sidecasting shall be minimized and shall be avoided on unstable areas or where it has the potential to enter a watercourse.
- Entrance to the project site shall be maintained in a condition that will prevent tracking or flowing of sediment into the public right-of-way.
- All sediment spilled, dropped, washed, or tracked onto the public right-of-ways shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-ways.
- When wheel washing is required, it shall be done in an area stabilized with crushed stone that drains into a sediment trap fitted with appropriate erosion control measures.
- To control surface water runoff in and around cultivation areas use fiber rolls or wattling and stake appropriately and perpendicular to the flow path.
- Cover crops should be utilized on all exposed slopes that are not able to be protected by other means.
- Cover crops should be native species as described in the associated biological resources report.
- Rip compacted soils prior to placing spoils to prevent the potential for ponding under the spoils that could result in spoil site failure and subsequent sedimentation.
- Compact and contour stored spoils to mimic the natural slope contours and drainage patterns to reduce the potential for fill saturation and failure.
- Ensure that spoil materials are free of woody debris, and not placed on top of brush, logs or trees.
- Inspect all roads and culverts regularly for blockages.

D.3 WATER USE & POLLUTION

- Ensure that all appropriate water rights permits are filed with the State Water Resources Control Board.
- Notify the California Department of Fish and Wildlife by submitting a Lake and Streambed Alteration (LSA) notification package if the proposed activities involve substantial diversion from or alteration of the bed or bank of a stream or other waterbody.
- Ensure that all water storage features are permitted from the Department of Water Rights if necessary.
- All refueling and pesticide and chemical storage and transfer shall occur greater than 100 feet away from any swales, creeks, or natural areas.

- All refueling and pesticide and chemical storage and transfer shall occur on top of an impermeable metal or other fabric mat that is no less than 2 inches high on all sides and capable of completely containing any spillage.
- Concrete truck and other vehicles shall not be washed out in natural areas or directly onto soil and shall be washed out into a metal or other impermeable basin and disposed of properly such that no water is discharged to the soil.
- All waste shall be kept in plastic drums with tight fitting lids so that water is not able to make contact with the contents and potentially leach to the environment.
- All pesticide sprays shall occur on windless nights for outdoor facilities.
- Chemical or fertilizer wastes shall never be disposed of into swales or creeks and shall be contained inside closed-roof facilities and designated with appropriate labeling until it is possible to dispose of properly.
- Septic leach fields and graywater mulch fields shall be maintained free of large vegetation and not used for aboveground storage that may impact their proper functioning.
- Chemical contamination (fuel, grease, oil, hydraulic fluid, solvents, etc.) of water and soils is prohibited during routine equipment operation and maintenance.
- The use or storage of petroleum-powered equipment shall be accomplished in a manner that prevents the potential release of petroleum materials into waters of the state (Fish and Game Code 5650).
- Schedule excavation and grading activities for dry weather periods.
- Designate a contained area for equipment storage, short-term maintenance, and refueling. Ensure it is located at least 50 feet from waterbodies.
- Inspect vehicles for leaks and repair immediately.
- Clean up leaks, drips and other spills immediately to avoid soil or groundwater contamination.
- Conduct major vehicle maintenance and washing offsite.
- Ensure that all spent fluids including motor oil, radiator coolant, or other fluids and used vehicle batteries are collected, stored, and recycled as hazardous waste offsite.
- Ensure that all construction debris is taken to appropriate landfills and all sediment disposed of in upland areas or offsite, beyond the 100-year floodplain.
- Use dry cleanup methods (e.g., absorbent materials, cat litter, and/or rags) whenever possible. If necessary for dust control, use only a minimal amount of water.
- Sweep up spilled dry materials immediately.
- Separate organic material (e.g., roots, stumps) from the dirt fill and store separately. Place this material in long-term, upland storage sites, as it cannot be used for fill.
- Spoils shall not be placed or stored in locations where soils are wet or unstable, or where slope stability could be adversely affected.
- Do not locate spoil piles in or immediately adjacent to wetlands and watercourses.

- Store spoil piles in a manner (e.g. cover pile with plastic tarps and surround base of pile with straw wattle) or location that would not result in any runoff from the spoil pile ending up in wetlands and watercourses.
- Keep temporary disposal sites out of wetlands, adjacent riparian corridors, and ordinary high water areas as well as high risk zones, such as 100-year floodplain and unstable slopes.
- Conduct operations on a size and scale that considers available water sources and other water use and users in the planning watershed.
- Implement water conservation measures such as rainwater catchment systems, drip irrigation, mulching, or irrigation water recycling where possible.
- Hauled water utilized for irrigation shall be documented via receipt or similar, and show the date, name, and license plate of the water hauler, and the quantity of water purchased.
- If using a water storage tank, do not locate the tank in a flood plain or next to equipment that generates heat. Locate the tank so it is easy to install, access, and maintain.
- Vertical tanks should be installed according to manufacturer's specifications and placed on firm, compacted soil that is free of rocks/sharp objects and capable of bearing the weight of the tank and its maximum contents.
- Install float valves on tanks to prevent them from overflowing.
- Place proper lining or sealing in ponds to prevent water loss.

D.4 ROAD MAINTENANCE & GENERAL CONSTRUCTION

- Always limit work to the appropriate work date windows considering wet weather, migratory bird and other biological and environmental constrains that may be placed on the project.
- Proper design and location of roads and other features is critical to ensuring that a road or other feature be adequately drained and is best accomplished through consultation with a qualified professional.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- If inspection identifies surface rills or ruts, then surfacing and drainage likely needs maintenance. Consultation should be made with a licensed professional to design appropriate erosion control strategies.
- Design of roads should allow for sheet flow of water and use water bars and rolling dips to break up slope length.
- Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
- All unvegetated and unpaved roadways and vehicle turnarounds shall be graveled to a depth of not less than 1" in order to prevent dust and sediment entrainment.

- Applicant will use geotechnical fabric or similar materials on exposed slopes, and distribute weed-free straw mulch wherever possible on exposed surfaces on the perimeter of all graded roads and graveled areas.
- Roads and the berms alongside all roads shall be maintained free of headcuts, gullies, stutter bumps, and other erosion features capable of discharging sediment to adjacent grassland areas.
- Roads will be graveled with clean rock whenever required to prevent dust and sediment erosion during the wet season.
- Whenever possible, road maintenance activities shall be performed from May 1 to October 15.
- Work performed outside of this window should take extra precautions for winter weather erosion control prevention beyond that which is described in this Plan.
- A 48 hour advance forecast for rain shall trigger a temporary cessation of work, and all soils piles will need to be covered and secured with sandbags or other materials.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- Whenever feasible, finished grades shall not exceed 1.5:1 side slopes. In circumstances where final grades cannot achieve 1.5:1 slope, additional erosion control or stabilization methods shall be applied as appropriate for the project location.
- Spoils and excavated material not used during project activities shall be removed and placed outside of 100-year floodplains.
- Upon completion of grading, slope protection of all disturbed sites shall be provided prior to the rainy season through a combination of permanent vegetative treatment, mulching, geotextiles, and/or rock, or equivalent.
- Position vehicles and other apparatus so as to not block emergency vehicle access.
- After construction is complete, all storm drain systems and culverts shall be inspected and cleared of accumulated sediment and debris.
- Sediment barriers including wattles and silt fencing should be checked for sediment accumulation following each significant rainfall and sediment removed or the feature replaced as needed.
- Road drainage shall be discharged to a stable location away from a watercourse.
- Use sediment control devices, such as check dams, sand/gravel bag barriers, and other acceptable techniques, when it is neither practical nor environmentally sound to disperse ditch water immediately before the ditch reaches a stream.
- Within areas with potential to discharge to a watercourse (i.e. within riparian areas of at least 200 feet of a stream) road surface drainage shall be filtered through vegetation, slash, or other appropriate material or settled into a depression with an outlet with adequate drainage.

D.5 SWALE & VEGETATION MANAGEMENT

- The work area shall be restored to pre-project work condition or better.
- Any stream bank area left barren of vegetation as a result of cleanup/restoration activities shall be stabilized by seeding, replanting, or other means with native trees, shrubs, and/or grasses appropriate to the site prior to the rainy season in the year work was conducted.
- Ensure that vegetated swales are properly formed, allow moderate velocity water passage without causing sediment entrainment, and are otherwise functioning properly.
- Create and expand vegetated bioswales where necessary, should additional construction or road maintenance be required, in order to maintain flow without scour.
- All bioswales and other drainage features requiring revegetation will be seeded with native vegetation and lawns and hedgerows maintained in good health and watered in dry years.
- Vegetation including grasses shall be mowed as necessary to create fire breaks and to prevent the accumulation of fuels that would be able to sustain a ground fire.
- All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
- Channels and swales that show evidence of overland flow and scour (e.g. bare of vegetation) shall be seeded with native grasses such as *Stipa pulchra, Hordeum brachyantherum, Elymus glaucus,* and *Bromus carinatus,* and kept vegetated at all times.
- If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
- Disturbance to native shrubs, woody perennials or tree removal on the streambank or in the stream channel shall be avoided or minimized.
- If riparian trees over six inches dbh (diameter at breast height) are to be removed, they shall be replaced by native species appropriate to the site at a 3:1 ratio.
- Where physical constraints in the project area prevent replanting at a 3:1 ratio and canopy cover is sufficient for habitat needs, replanting may occur at a lesser replacement ratio.
- Vegetation planting for slope protection purposes shall be timed to require as little irrigation as possible for ensuring establishment by the commencement of the rainy season.
- The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-project monitoring and control of exotic species.
- Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics shall be done in preparation for establishment of native plantings.
- Where permanent soil stabilization is required a locally-appropriate mix of native grass species shall be used such as a mix containing *Nassella pulchra, Hordeum brachyantherum, Elymus glaucus,* and *Bromus carinatus* or as described in the site's Biological Resources Assessment.

- Entire cultivation site shall be seeded and maintained as a permanent non-tilled cover crop during non-usage times. Straw mulch shall be used where native seeding is not practicable.
- Use mulches (e.g. wood chips or bark) in cultivation areas that do not have ground cover to prevent erosion and minimize evaporative loss.
- Mulch shall be applied at a rate of 4000 lbs / acre and seeding shall be applied to achieve 70% cover in the first year or approximately 200 lbs / acre.
- Annual inspections for the purpose of assessing the survival and growth of revegetated areas and the presence of exposed soil shall be conducted for three years following project work.
- Dischargers and/or their consultant(s) or third party representative(s) shall note the presence of native/non-native vegetation and extent of exposed soil, and take photographs during each inspection.
- Dischargers and/or their consultant(s) or third party representative(s) shall provide the location of each work site, pre- and post-project work photos, diagram of all areas revegetated and the planting methods and plants used, and an assessment of the success of the revegetation program in the annual monitoring report as required under relevant state and local water board regulations.

D.6 IRRIGATION & CULTIVATION MANAGEMENT

- Cultivation-related waste shall be stored in a place where it will not enter a stream.
- Soil bags and other garbage shall be collected, contained, and disposed of at an appropriate facility, including for recycling where available.
- Pots shall be collected and stored where they will not enter a waterway or create a nuisance.
- Plant waste and other compostable materials be stored (or composted, as applicable) at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters.
- Imported soil for cultivation purposes shall be minimized. In the event that containers (e.g. grow bags or grow pots) are used for cultivation, reuse of soil shall be maximized to the extent feasible.
- Spent growth medium (i.e. soil and other organic medium) shall be handled to minimize discharge of soil and residual nutrients and chemicals to watercourses. Proper handling of spent soil could include incorporating into garden beds, spreading on a stable surface and revegetation, storage in watertight dumpsters, covering with tarps or plastic sheeting prior to proper disposal.
- Trash containers of sufficient size and number shall be provided and properly serviced to contain the solid waste generated by the project.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.

- Use lined bins or dumpsters to reduce leaking of liquid waste. Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash. Consider using refuse containers that are bear-proof and/or secure from wildlife.
- Refuse shall be removed from the site on a frequency that does not result in nuisance conditions, transported in a manner that they remain contained during transport, and the contents shall be disposed of properly at a proper disposal facility.
- Ensure that human waste disposal systems do not pose a threat to surface or ground water quality or create a nuisance. Onsite treatment systems should follow applicable County ordinances for human waste disposal requirements, consistent with the applicable tier under the State Water Resources Control Board Onsite Waste Treatment System Policy.
- Install buffer strips, bioswales, or vegetation downslope of cultivation areas to filter runoff of chemicals from irrigation.
- Irrigate at rates to avoid or minimize runoff.
- Regularly inspect and repair leaks in mains and laterals, in irrigation connections, or at the ends of drip tape and feeder lines.
- Design irrigation system to include redundancy (i.e., safety valves) in the event that leaks occur, so that waste of water is prevented and minimized.
- Recapture and reuse irrigation runoff (tailwater) where possible, through passive (gravity-fed) or active (pumped) means.
- Construct retention basins for tailwater infiltration; percolation medium may be used to reduce pollutant concentration in infiltrated water. Constructed treatment wetlands may also be effective at reducing nutrient loads in water.
- Ensure that drainage and/or infiltration areas are located away from unstable or potentially unstable features.
- Regularly replace worn, outdated or inefficient irrigation system components and equipment.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over-fertilization.
- All chemicals shall be stored in a manner, method, and location that ensures that there is no threat of discharge to waters of the State.
- Products shall be labeled properly and applied according to the label.
- Use integrated pest management strategies that apply pesticides only to the area of need, only when there is an economic benefit to the grower, and at times when runoff losses are least likely.
- Periodically calibrate pesticide application equipment.

- Use anti-backflow devices on water supply hoses, and other mixing/loading practices designed to reduce the risk of runoff and spills.
- Petroleum products shall be stored with a secondary containment system such as a pan or a tub
- Throughout the rainy season, any temporary containment facility shall have a permanent cover and side-wind protection, or be covered during non-working days and prior to and during rain events.
- Materials shall be stored in their original containers and the original product labels shall be maintained in place in a legible condition. Damaged or otherwise illegible labels shall be replaced immediately.
- Bagged and boxed materials shall be stored on pallets and shall not be allowed to accumulate on the ground. To provide protection from wind and rain throughout the rainy season, bagged and boxed materials shall be covered during non-working days and prior to rain events.
- Have proper chemical and fertilizer storage instructions posted at all times in an open and conspicuous location.
- Prepare and keep a spill prevention and cleanup plan onsite when dealing with any hazardous materials.
- Keep ample supply of appropriate spill clean-up material near storage areas.
- Plant cover crops to boost soil fertility, improve soil texture, and protect from storm caused sediment runoff.

APPENDIX E: STREAM CLASSIFICATION CRITERIA

The following stream classification criteria were copied form the California Department of Forestry & Fire Protection *Forest Practice Rules* (CALFIRE 2017) and is widely used by many state and local agencies. Most state and local jurisdictions require setbacks of 50, 100, and 150 feet from Class III, II, and I streams, respectively, although greater setbacks may be required in some jurisdictions.

Wattrccum* - a natural or artificial channel through which waler flows.

- Perennial watercourse (Class I'J
  1 In the absence ol diversions. water is flowing for more than nine months durnga typical year,
  2. Fish always or seasonally present onsite or includes habitat to sustan fan migration and spawning, and-or
  3 Spring an area where Ihere is concentrated discharge of ground waler that flows al tlw ground surface. A spring may flow any part of tho year. For tho purpose of this Policy a spring does net have a defined bed arid banks.
- * In1eiiTiitten1watercoirse iClass II"):
  1 In the absence erf diversions. water is flowing for three to nine mcnlhs during a typical year.
  2 Provides aquetic habust for nont-fch aquatic species,
  3 Fish always or seasonally present within 1i.DOO feet downslreem, ard'or
  4. Water is flowing less than thrao months during a typical year and the stream supports ripcrian vegetation.
- * Ephemeral 'watercourse (Class IIP) In the absence of diversion, water 15 flowing less than three months during a typical year and the stream does not support riparian vegetation or aquatic life Ephemeral watercourses typicaly have water flowing for a short duration after precipitation events or snowmelt and show evidence of being capable o' sediment transport
- Other watercourses (Class IV"i. Class IV watercourses do not support native aquatic species and are man-made provide estab Ished domestic, agricultural, hydroelectric supply, or other beneficial use.

"Except where more nesiridive. stream class designations are eqpiualent to the Forest Praehee Rules Water Course and Lake Protection Zone definitions (Cahtomia Code of Regulations, title 14, Chapter 4 FcxcsI PracIKe Rules, Subchapters 4. S, and 6 FfxesI District Rules, Article 6 Water Course and Lake Protection)

SECTION - F

GROUNDS MANAGEMENT PLAN

Grounds Management Plan

Purpose and Overview

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). ESF currently operates an existing A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip irrigation systems. All water for the existing and proposed cultivation operation is/will be supplied from two existing onsite groundwater wells. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within an existing onsite wooden shed, and all cannabis waste is/will be chipped and composted onsite.

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

Chemicals Storage and Effluent

Chemicals stored and used at/by the existing and proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, are/will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area/Shed. Petroleum products are/will be stored under cover, in State of California-approved containers with secondary containment, and

separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area/Shed. Spill containment and cleanup equipment is/will be maintained within the Pesticides and Agricultural Chemicals Storage Area/Shed, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. No effluent is expected to be produced by the proposed cultivation operation.

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

Solid Waste Management

The types of solid waste that are/will be generated from the existing and proposed cultivation operation include gardening materials and wastes (such as used fertilizer/pesticide containers) and general litter from personnel. All solid waste is/will be stored in bins with secure fitting lids, located directly adjacent to the existing and proposed cultivation areas. At no time are/will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins are/will be deposited into a trailer ("dump trailer"), and hauled away to a Lake County Integrated Waste Management facility weekly. The closest Lake County Integrated Waste Management facility to the existing/proposed cultivation operation is the Eastlake Landfill. Most, if not all, of the solid waste and recyclables generated by existing and proposed commercial cannabis cultivation operation can and is/will be deposited there.

Site Maintenance

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

Compliance with SRA Fire Safe Regulations

The Project Property is located within the South Lake County Fire Protection District and the California Board of Forestry and Fire Protection (CALFIRE) State Responsibility Area (SRA). As such, the proposed cultivation operation must comply with SRA Fire Safe Regulations.

Emergency Access and Egress

The Project Property is accessed via a shared private gravel access road off of Jerusalem Grade. The existing and proposed cultivation areas are/will be accessed via private gravel access roads off of the shared private gravel access road. The shared private gravel access road is 20 feet wide, with less than 16 percent grade, and has an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds. The proposed private gravel access road used to access the area of the proposed Processing Building will be flat, and have a 20-foot wide aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds. The proposed private gravell access road will connect to existing private gravel access roads so as to provide circulation for emergency vehicle access and egress.

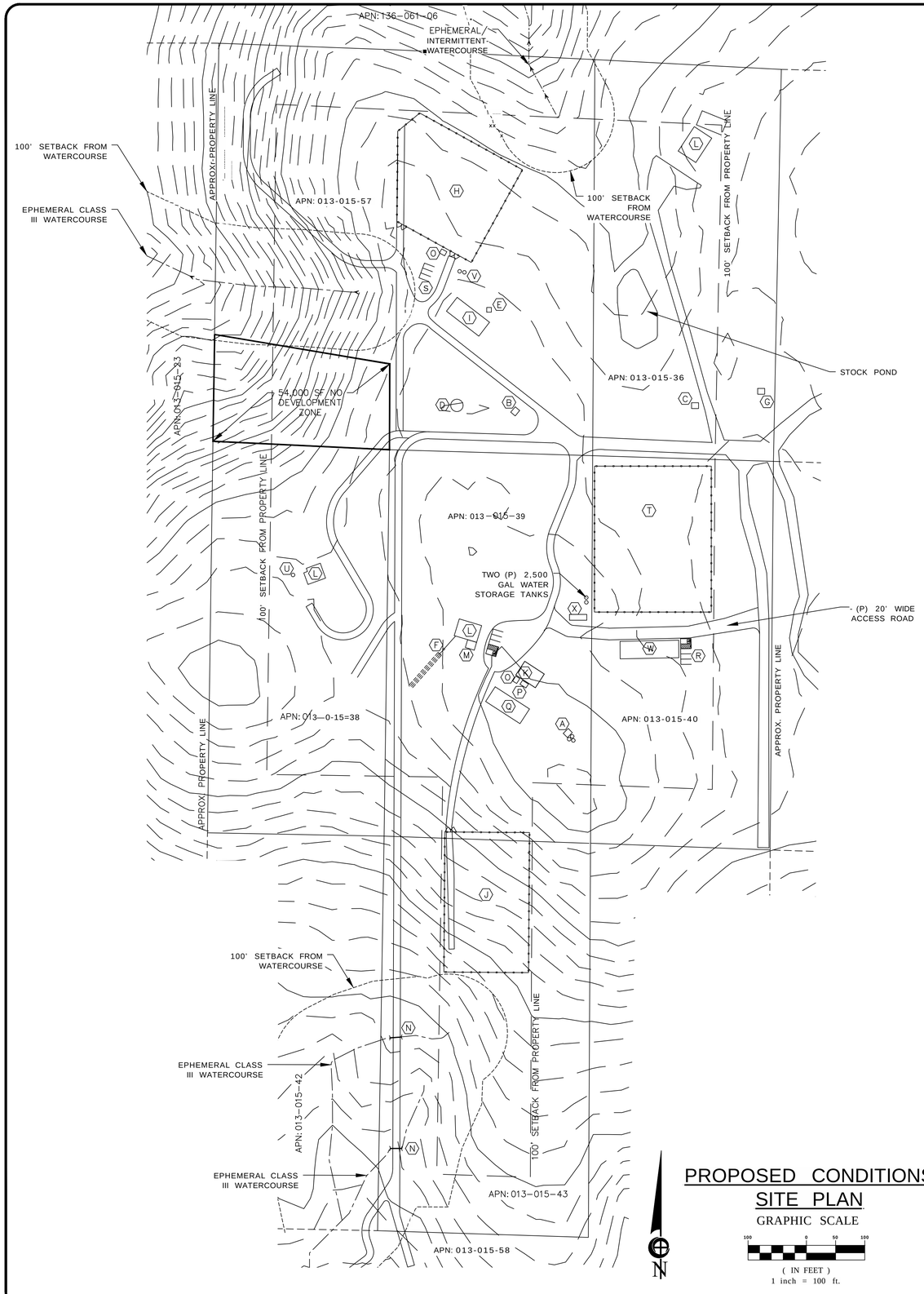
Signing and Building Numbering

The addresses of the Project Property (and the existing/proposed cultivation operation) are displayed on metal rectangles mounted to a metal post in a location that is visible and legible from at least 100 feet in both directions from the shared private gravel access road. The numbers of the address are reflectorized, of a contrasting color (to the color of the metal rectangle), and have a height of at least 4 inches with 0.5 stroke.

Emergency Water Supply & Defensible Space

A 30,000-gallon metal fire water storage tank has been established on the Project Property directly adjacent to the shared private gravel access road, and within 600 feet of the existing and proposed buildings of the Project Property. The metal fire water storage tank is connected to a 2-foot high hydrant/fire valve equipped with 2.5-inch National Hose male thread and cap. The location of the hydrant/fire valve is identified with a +3” reflectorized blue marker mounted to a 4-foot tall/high metal post.

ESF will remove all flammable vegetation within 30 feet of the buildings, cultivation areas, and metal fire water storage tank and hydrant/fire valve of the Project Property. 100 feet of defensible space is/will be maintained around the proposed cultivation operation, by regularly mowing grasses to a maximum height of 4 inches, creating and maintaining space between shrubs and trees, and by removing all tree branches and other ladder fuels within 6 feet of the ground surface.



PROPOSED CONDITIONS SITE PLAN

GRAPHIC SCALE

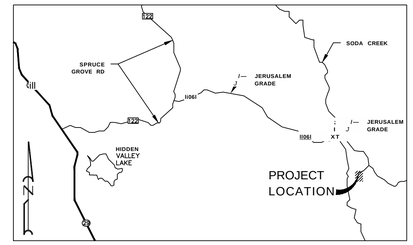
100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

<A> (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

(B) (E) GROUNDWATER WELL & 10'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

<C> (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 10'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 30'X70' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING / (P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

Zjj\ (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

<W> (P) 30'x100' (3,000 SF) PROCESSING BUILDING

<X> (E) GROUND-MOUNTED SOLAR ARRAY

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

PROPOSED CONDITIONS SITE PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-015-34, 013-015-35, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET:
2

SECTION – G

SECURITY MANAGEMENT PLAN

Security Management Plan

Purpose and Overview

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). ESF currently operates an existing A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip irrigation systems. All water for the existing and proposed cultivation operation is/will be supplied from two existing onsite groundwater wells. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within an existing onsite wooden shed, and all cannabis waste is/will be chipped and composted onsite.

The purpose of this Security Management Plan (SMP) is to minimize criminal activity, provide for safe and secure working environments, protect private property and prevent damage to the environment. This SMP includes a description of the security measures that are/will be implemented at/by the existing and proposed cultivation operation to prevent unauthorized access and theft or diversion of cannabis, a description of the proposed video surveillance system, and protocols that are/will be followed to ensure overall site security. This SMP is also designed to be compliant with the regulations for cannabis cultivation established by the California Department of Cannabis Control for state-licensed cannabis businesses.

Secured Entry and Access

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

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

100 feet of defensible space (vegetation management) has been / will be established and maintained around the existing and proposed cultivation areas and associated facilities for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms and security lights have been / will be installed at the metal gates controlling access to the existing/proposed cultivation operation, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights have been / will be installed on all external comers of the existing and proposed cultivation areas. All lighting is/will be fully shielded, downward casting and does not / will not spill over onto other properties or the night sky.

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

Video Surveillance

ESF uses/will use a color capable closed-circuit television (CCTV) systems with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in all sensitive areas. All cameras are/will be equipped with motion sensing technology to activate the cameras when motion is detected, and all cameras (exterior and interior) are/will be waterproof. The CCTV system feeds into a Monitoring and Recording Station inside the wooden barn, where video from the CCTV systems is/will be digitally recorded. Video recordings display the current date and

time, and all recordings are/will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape. Video management software of the Monitoring and Recording Station is/will be capable of supporting remote access, and will be equipped with a failure notification systems that immediately notify managerial staff of any interruptions or failures. All sensitive areas covered by the video surveillance systems will have adequate lighting to illuminate the camera's field of vision.

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

- [REDACTED]

Diversion/Theft Prevention

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

ESF adheres to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All personnel are/will be trained in the requirements of the CCTT system, and all cannabis transfers/movement are/will be reported through the CCTT system. ESF's site manager is the designated track-and-trace system administrator. The site manager/track-and-trace system administrator supervises all tasks with high potential for diversion/theft. In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

Community Liaison and Emergency Contact

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

The Community Liaison/Emergency Contact for the existing/proposed cultivation operation is Mr. Isaac Cohen. Mr. Cohen's cell phone number is (707) 264-9298, and his email address is pinball28@gmail.com. There are three residences within 250 feet of the Project Property. The residents and owners of all properties within 250 feet of the Project Property, have already been provided with Mr. Cohen's contact information.

SECTION - H

STORM WATER MANAGEMENT PLAN

Storm Water Management Plan

Purpose and Overview

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). ESF currently operates an existing A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip irrigation systems. All water for the existing and proposed cultivation operation is/will be supplied from two existing onsite groundwater wells. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within an existing onsite wooden shed, and all cannabis waste is/will be chipped and composted onsite.

The intent/purpose of this Storm Water Management Plan is to protect the water quality of the surface and stormwater management systems managed by Lake County, and to evaluate the impact on downstream property owners. The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 3,200 ft^2 , or approximately 0.2% of the Project Property, through the installation of the proposed 3,000 ft^2 Processing Building and two 2,500-gallon water storage tanks. The proposed outdoor cultivation/canopy areas would not increase the impervious surface area of the Project Property and should not increase the volume of runoff from the Project Site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.

Receiving Water Bodies and Infrastructure

The Project Property is located within the Upper Putah Creek Watershed (HUC10) and the Soda Creek Sub-watershed (HUC 12). Soda Creek flows from north to south approximately 250 feet west of the Project Property, and more than 500 feet west of ESF's existing and proposed cultivation areas. Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project Property. Putah Creek flows southeast into Lake Berryessa approximately 15 miles southeast of the Project Property. Three unnamed ephemeral Class III watercourses form on the Project Property, and flow north, west, and south off of the Project Property and into Soda Creek. All of the existing/proposed cultivation and agricultural chemical storage areas are/will be located more than 100 feet from any surface water body.

The Project Property is accessed via a shared gravel access road that connects to Jerusalem Grade approximately 400 feet east of the Project Property. The existing and proposed cultivation areas are accessed via private native soil surfaced access roads off of the previously mentioned shared gravel access road. There are no watercourse crossings on the private native soil surfaced access roads of the Project Property, nor any Lake County maintained bridges/watercourse crossings or stormwater management infrastructure downstream of the existing/proposed cultivation operation. There is an Ephemeral Class III Watercourse Crossing on the shared gravel access road along the western parcel boundary of APN 013-015-43, composed of a 12" CMP culvert with native fill. This watercourse crossing is not used to access the Project Property nor the existing/proposed cultivation operation.

Ground Disturbance and Grading

Soils of the Project Parcels are identified as the Bally-Phipps and Phipps complex by the NRCS Web Soil Survey (attached), and characterized as well-drained gravelly sandy clay loams from a parent material of alluvium. The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 3,200 ft^2 , or approximately 0.2% of the Project Property, through the installation of the proposed 3,000 ft^2 Processing Building and two 2,500-gallon water storage tanks. The existing and proposed outdoor cultivation areas have not / will not increase the impervious surface area of the Project Property and should not increase the volume of runoff from the Project Site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers. A small amount of grading (less than 500 cubic yards) will be necessary to create level pads on which the proposed Processing Building and Immature Plant Area/Greenhouse are to be constructed.

Erosion and Sediment Control Measures

Established vegetation within and around the existing/proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas are/will be located more than 100 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas is/will be discharged to the well-vegetated buffers surrounding the existing/proposed cultivation operation to filter

and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles / fiber rolls will be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. The Applicant will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Regulatory Compliance (Stormwater)

The Project Parcels have been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (WQ-2019-0001-DWQ) since September 3rd, 2019 (WDID: 5S17CC420586). Site Management and Nitrogen Management Plans have been developed for the existing cultivation operation, and approved by the Central Valley Regional Water Quality Control Board (CVRWQCB). The Site Management and Nitrogen Management Plans will be updated and submitted to the CVRWQCB for review, upon approval of the proposed cultivation operation. Each year, prior to March 1st, an Annual Monitoring Report has been/will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The stormwater management measures outlined above meet or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code). Development of the proposed cultivation operation, with implementation of the erosion and sediment control measures outlined above, should not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Storm Water Management Monitoring and Reporting

The following are the Monitoring and Reporting Requirements for the existing/proposed cannabis cultivation operation from the Cannabis General Order:

- Winterization Measures Implementation
- Tier Status Confirmation
- Third Party Identification (if applicable)
- Nitrogen Application (Monthly and Total Annual)

An Annual Report shall be submitted to the State Water Quality Control Board by March 1st of each year. The Annual Report shall include the following:

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

A letter transmitting the annual report shall accompany each report. The letter shall summarize the numbers and severity of violations found during the reporting period, and actions taken or planned to correct the violations and prevent future violations. The transmittal letter shall contain the following penalty of perjury statement and shall be signed by the Discharger or the Discharger's authorized agent:

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

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

Cannabis Vegetative Material Waste Management

Cannabis Waste

"Cannabis waste" is an organic waste, as defined in Section 42649.8(c) of the Public Resources Code. Cannabis waste generated from the existing/proposed cannabis cultivation operation is be limited to cannabis plant leaves and stems. All other parts of cannabis plants cultivated at this site are/will be transferred to State of California-licensed Distributors and Manufacturers. The proposed cannabis cultivation operation should generate approximately 500 pounds of dried cannabis waste each year. All cannabis waste is/will be composted onsite.

Cannabis Waste Composting

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

Cannabis Waste Records/Documentation

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

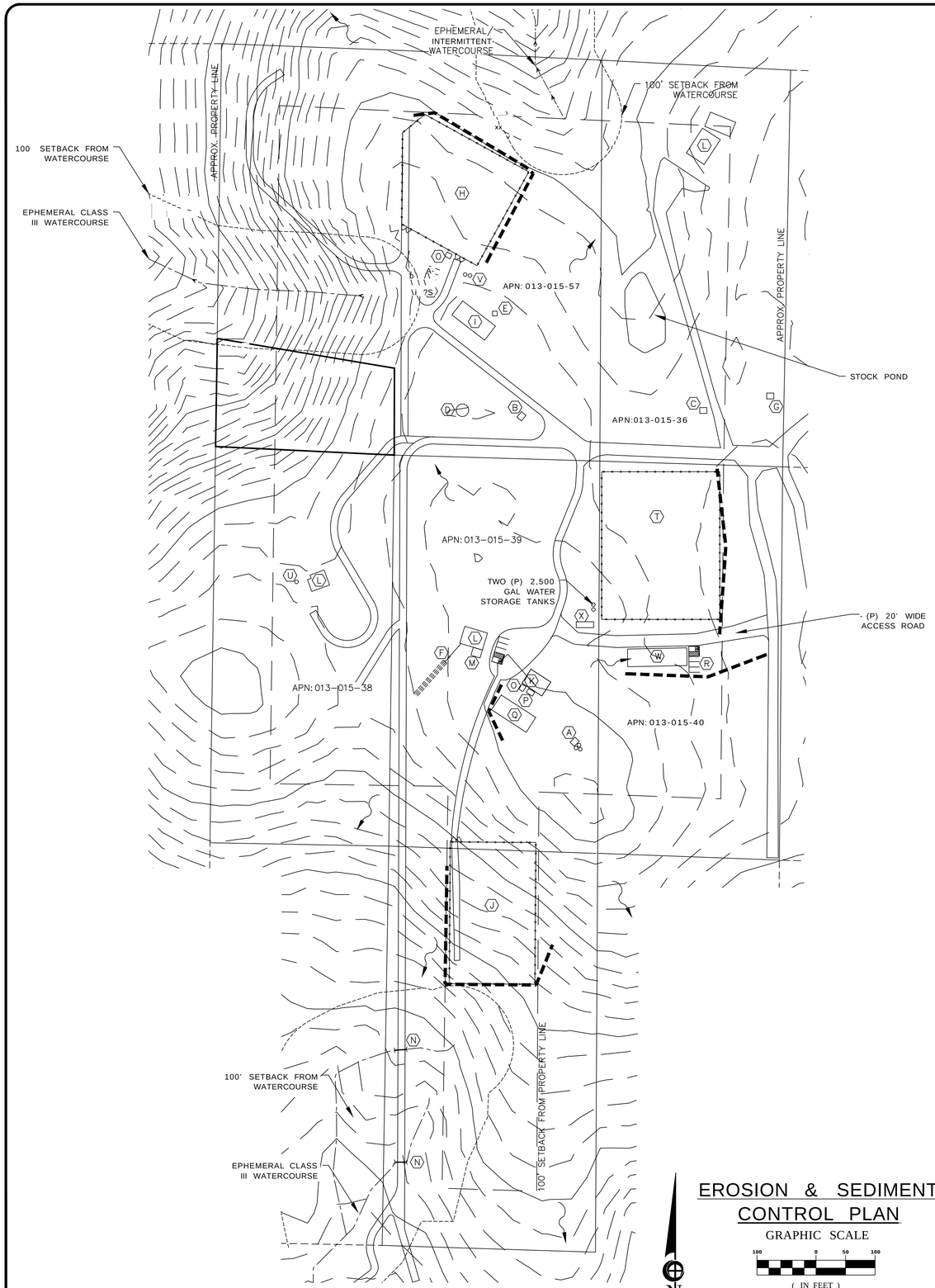
Growing Medium Management

Growing Medium Overview

The growing medium of the existing and proposed outdoor cultivation areas will be native soil amened with compost, composted manure, and worm castings. Each year the growing medium of the existing/proposed cultivation areas will be amended and reused. Each spring, the native soil of the existing/proposed cultivation areas will be plowed/disced and harrowed to create planting beds for the cultivation of cannabis. Each fall , the native soil of the existing/proposed cultivation areas will be plowed/disced and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the winter wet weather period. Only low salt fertilizers are/will be used, so that salts do not accumulate within the growing medium of the existing/proposed cultivation areas, rendering it unusable.

Growing Medium Waste

Ideally, the growing medium of the cultivation areas would be amended and reused each year/cultivation season. In the event of a root and/or soil borne pest infestation, the infested soil will be quarantined and treated with a pesticide that targets the infestation and that is approved for use in cannabis cultivation by the California Department of Food and Agriculture and/or California Department of Pesticide Regulation. The treated soil will be returned to production after treatment. No growing medium waste should be generated from the proposed cannabis cultivation operation (all growing medium should be recycled/reused).



EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

(A) (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398°
LONG: -122.488449°

(§) (E) GROUNDWATER WELL & 1O'x12' WELL HOUSE
LAT: 38.810926°
LONG: -122.488773°

<C> (E) GROUNDWATER WELL & 1O'X12' WELL HOUSE
LAT: 38.81094°
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 1O'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 3O'X7O' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

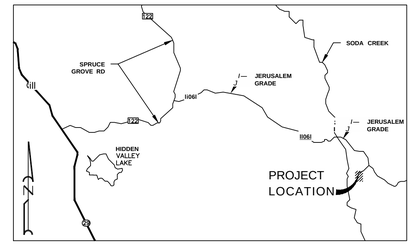
(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

(jj) (E) GROUNDWATER WELL & 10'X12' WELL HOUSE
LAT: 38.81013°
LONG: -122.49016°

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

(W) (P) 30'x100' (3,000 SF) PROCESSING BUILDING

<X> (E) GROUND-MOUNTED SOLAR ARRAY



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

-----1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

DRAINAGE PATTERNS

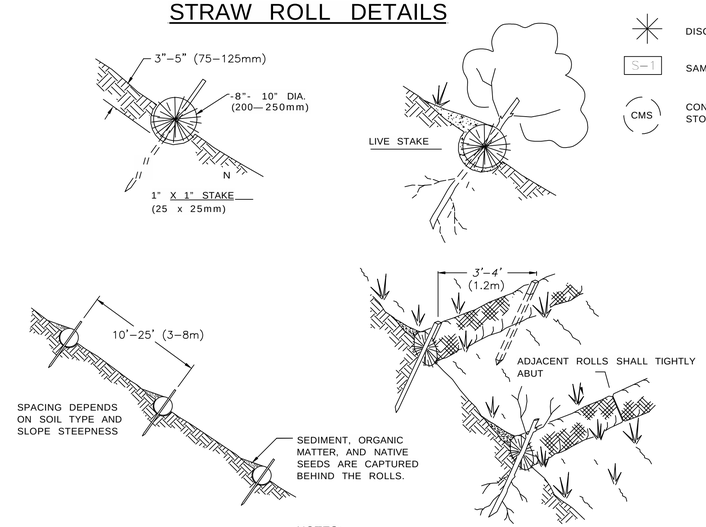
STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)

DISCHARGE POINT

S-1 SAMPLING LOCATION

CMS CONSTRUCTION MATERIALS STORAGE AREA

STRAW ROLL DETAILS



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

Revisions:

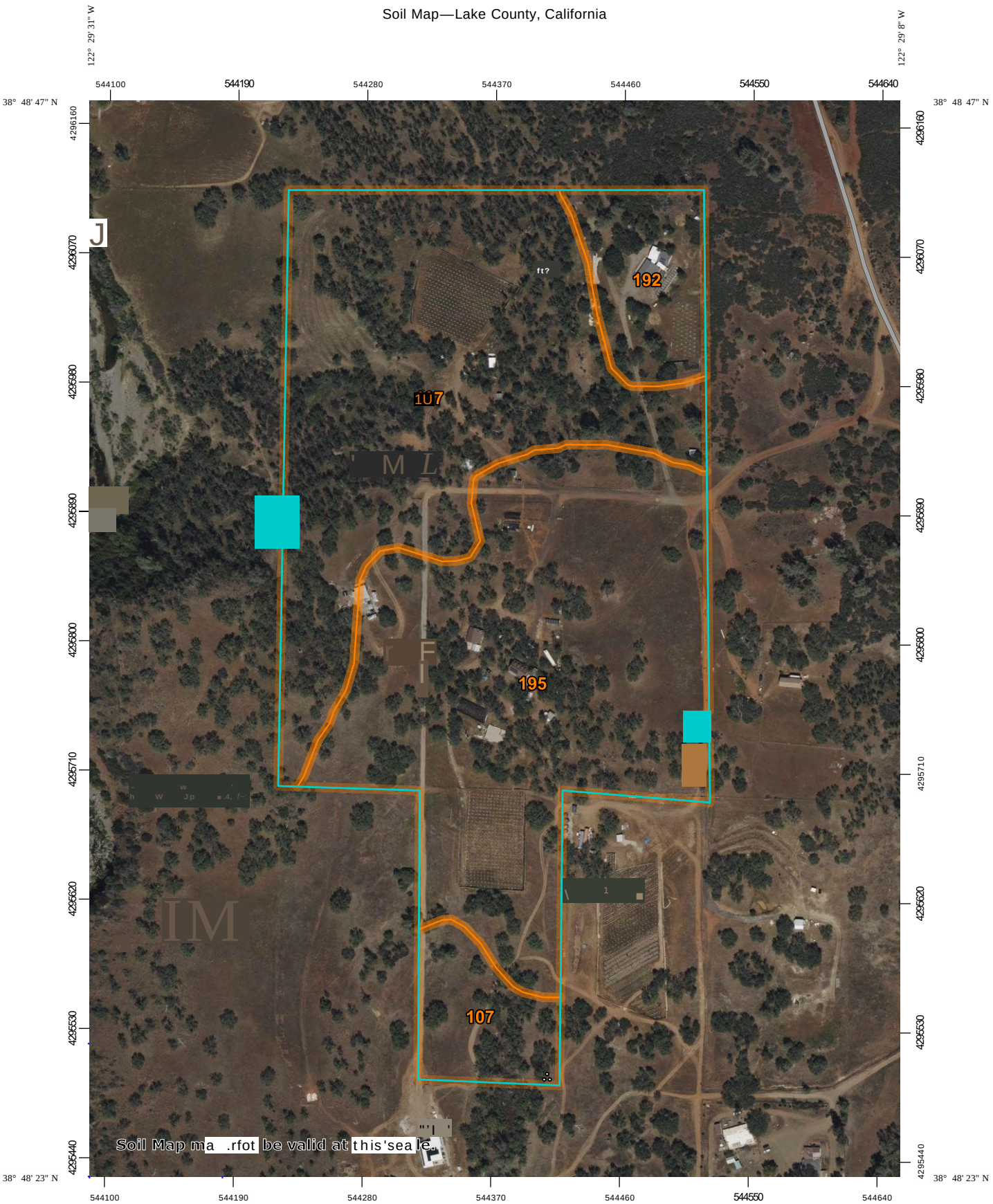
REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

LICENSED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

EROSION & SEDIMENT CONTROL PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-01 5-34, 013-015-35, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWNG:
JOB NUMBER:
CADD FILE:
SHEET:
5



Map Scale: 1:3,650 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

feet: 0 150 300 600 900

Map projection: Web Mercator Comer coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Lake County, California
Survey Area Data: Version 21, Aug 28, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
107	Bally-Phipps complex, 15 to 30 percent slopes	16.9	47.2%
192	Okiota-Henneke complex, 5 to 30 percent slopes	2.7	7.4%
195	Phipps complex, 5 to 15 percent slopes	16.2	45.3%
Totals for Area of Interest		**35.8**	**100.0%**

SECTION - I

WATER USE MANAGEMENT PLAN

Water Use Management Plan

Purpose and Overview

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). ESF currently operates an existing A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip irrigation systems. All water for the existing and proposed cultivation operation is/will be supplied from two existing onsite groundwater wells. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within an existing onsite wooden shed, and all cannabis waste is/will be chipped and composted onsite.

This Water Use Management Plan (WUMP) is designed to conserve Lake County's water resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. Also included in this WUMP is a description of the Water Resources of the Project Property and a Water Availability Analysis.

Description of Water Resources

Surface Water

The Project Property is located within the Upper Putah Creek Watershed (HUC10) and the Soda Creek Sub-watershed (HUC 12). Soda Creek follows from north to south approximately 250 feet west of the Project Property, and more than 500 feet west of ESF's existing. And proposed cultivation areas. Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project Property. Three unnamed ephemeral Class III watercourses form on the Project Property, and flow north, west, and south off of the Project Property and into Soda Creek. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody.

Groundwater

The Project Property is located in the Jerusalem Valley and is not within any of the Groundwater Management Plan Areas/Basins outlined in the 2006 Lake County Groundwater Management Plan. Soils of the Project Parcels are identified as the Bally-Phipps and Phipps complex by the NRCS Web Soil Survey, and characterized as well-drained gravelly sandy clay loams from a parent material of alluvium. The United States Geological Survey Geologic Map of the Santa Rosa Quadrangle defines the area in the vicinity of the Project Property as the as the Lower Cretaceous and Lower Cretaceous-Upper Jurassic Great Valley Sequence, composed of marine mudstone, siltstone, sandstone, and conglomerate rocks.

Water Resources Protection

Naturally occurring riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas will be protected to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Access roads and parking areas will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to portable restroom facilities at all times when onsite, and those restroom facilities will be established in a location that is at least 100 feet from any surface water body, and serviced regularly.

The Project Parcels have been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (WQ-2019-0001-DWQ) since September 3rd, 2019 (WDID: 5S17CC420586). Site Management and Nitrogen Management Plans have been developed for the existing cultivation operation, and approved by the Central Valley Regional Water Quality Control Board (CVRWQCB). The Site Management and Nitrogen Management Plans will be updated and submitted to the CVRWQCB for review, upon approval of the proposed cultivation operation. Each year, prior to March 1st, an Annual Monitoring Report has been/will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. ESF has and will maintain compliance with the

Cannabis General Order for the protection of water resources for as long as the existing/proposed cultivation operation is operating.

Water Sources, Storage, & Irrigation

All water for the proposed cultivation operation would come from two existing onsite groundwater wells (Project Wells A & B), with two additional onsite groundwater wells available for use if needed:

- Project Well A, located at Latitude 38.809398° and Longitude -122.488449° on APN 013-015-39, was drilled in 2004 through clay and greenstone with quartz, to a depth of 280 feet below ground surface. This well was screened between 220 and 280 feet below ground surface and had an estimated yield of 80 gallons per minute at the time it was drilled (Well Completion Report 824940, attached). A pump test performed on this well in June of 2023, shows that this well can produce at least 22 gallons per minute (Well Test Report, attached).
- Project Well B, located at Latitude 38.810926° and Longitude -122.488773° on APN 013-015-57, was drilled in 2004 through sandy clay and sandstone to a depth of 220 feet below ground surface. This well was screened between 180 and 220 feet below ground surface and had an estimated yield of 60 gallons per minute at the time it was drilled (Well Completion Report 824952, attached). A pump test performed on this well in June of 2023, shows that this well can produce at least 11 gallons per minute (Well Test Report, attached).
- The other onsite groundwater wells provide water for domestic uses on APNs 013-015-36 and 013-015-38. ESF does not plan to use these wells for cannabis cultivation, however they would be available for use as a backup water supply source for the proposed cultivation operation should it be needed.

Irrigation water for the existing/proposed cultivation operation is/will be stored within 2,500-gallon heavy-duty plastic water storage tanks (five existing and two proposed). The water storage tanks are / will be equipped with float valves to shut off the flow of water from the wells and prevent the overflow and runoff of irrigation water when full. PVC water supply lines have been / will be run from the water storage tanks to the irrigation systems of the existing and proposed cultivation areas. The water supply lines have been / will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. ESF will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. The irrigation systems of the existing and proposed cultivation areas is / will be composed of black poly tubing and drip tapes/lines.

Water Conservation

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

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

Irrigation

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

"According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was 27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4 acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year's entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year."

To estimate the annual water use requirement for the proposed cultivation operation, we used Permit Sonoma's 8-2-1 Water Supply, Use and Conservation Assessment Guidelines, which indicates that outdoor cannabis cultivation requires 2 acre-feet per acre of canopy. Cultivation within the existing and proposed canopy areas begins / will begin in June and end in November of each year. Cultivation within the proposed greenhouse / immature plant area would occur from March through July, and is estimated to have a water use requirement less than half of the outdoor canopy areas. The existing and proposed outdoor cultivation areas, with a total combined aggregate cannabis canopy of up to 50,560 ft^2, have an estimated annual water use requirement of 2.32 acre-feet (755,975 gallons) per year/cultivation season. The proposed 2,100 ft^2 greenhouse / immature plant area has an estimated annual water use requirement of less than 0.048 acre-feet (15,705 gallons). The following table presents the expected water use of the proposed cultivation operation by month each year in gallons.

March	April	May	June	July	August	September	October	November
1,000	2,000	4,000	80,500	154,705	188,750	226,500	75,500	38,725

Water Availability Analysis

All water for the proposed cultivation operation would come from two existing onsite groundwater wells located at Latitude 38.809398° and Longitude -122.488449° on APN 013-015-39 (Project Well A), and Latitude 38.810926° and Longitude -122.488773° on APN 013-015-57 (Project Well B). The proposed cultivation operation has an estimated peak daily water use requirement of approximately 7,550 gallons, and an estimated average water demand of approximately 2,858 gallons per day throughout the cultivation season. The two Project Wells have a combined yield of at least 33 gallons per minute. At 33 gallons per minute, the two Project Wells could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than 3 hours and 49 minutes. Additionally, ESF proposes to establish two additional 2,500-gallon water storage tanks, increasing their current water storage capacity to 17,500 gallons, which is more than twice the peak anticipated daily water demand of the proposed cultivation operation. As such, the existing Project Wells are a sufficient water supply source for the proposed cannabis cultivation operation.

Monitoring and Reporting

Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 have been / will be installed on the main irrigation water supply lines running between the Project Wells and the water storage tanks of the existing/proposed cultivation operation. Water level meters equipped with data logging capabilities, have already been installed on the Project Wells. The Applicant will continue to record daily water meter readings, and will maintain those records onsite for a minimum of five years. Those records will be made available to Water Boards, CDFW, and Lake County staff upon request.

Date: **6/16/2023** Technician: **Kharom Hellwege**

Client Name: **Ross Cunningham**

Site Address: **23131 Jerusalem Grade Road** APN: **013-015-39**

Well Pump Info (size, type, brand, etc.): **Solar pump**

Power Source (hardwired, generator, solar only, solar with generator back up): **Hardwii Generator**

Total Depth of Well? **210-Feet** Static Water Level? **131.0-Feet**

Diameter of Well? **4.5-inches** Casing Type? **PVC**

Last time the water was pumped from the well? **6/14/2023**

Was the pumping level measured from ground surface or top of casing? **Top of Casing**

Interval	Time	Flow Rate*	Pumping Level
5	6:30	24.0	137.00
5	6:35	24.0	141.00
5	6:40	23.5	141.50
5	6:45	23.5	141.50
5	6:50	23.0	141.70
5	6:55	22.5	141.70
10	7:05	22.5	142.00
10	7:15	22.0	143.00
10	7:25	22.0	146.00
10	7:35	22.0	146.00
10	7:45	22.0	146.00
10	7:55	22.0	146.00
30	8:25	22.0	146.00
30	8:55	22.0	146.00
30	9:25	22.0	146.00
30			
30			
30			
30			
30			
30			
STOP			
10	9:35	RECHARGE	133.0
30	10:05	RECHARGE	131.6

*Flow Rate Measured via ~~Bucket~~ or **Meter**

Meter Start: 1146480

Meter Stop: 1150460

Total Gallons Produced: 3980

Average GPM: **22.74**

Recharge Rate: **99.00%**

NOTES: The solar pump was temporarily wired to generator power for the test.

pH: **7.4**

TDS: **N/A**

Hardness: **24 grains per gallon**

Iron: **0.7 ppm**

GPS: **38.81092°, -122.48877°**

DISCLAIMER

Observations made of the well(s) are strictly limited to the date and time that the test(s) was conducted and are in no way a guarantee of future conditions, including but not limited to the quantity and/or quality of the water produced by this well.

Date: **6/16/2023** Technician: **Ken Feola**

Client Name: **Ross Cunningham**

Site Address: **23119 Jerusalem Grade Road** APN: **013-015-57**

Well Pump Info (size, type, brand, etc.): **Grundfos solar pump**

Power Source (hardwired, generator, solar only, solar with generator back up): **Hardwii Generator**

Total Depth of Well? **224-Feet** Static Water Level? **143.0-Feet**

Diameter of Well? **4.5-inches** Casing Type? **PVC**

Last time the water was pumped from the well? **6/14/2023**

Was the pumping level measured from ground surface or top of casing? **Top of Casing**

Interval	Time	Flow Rate*	Pumping Level
5	6:15	12.5	144.20
5	6:20	12.3	144.10
5	6:25	12.0	144.20
5	6:30	11.8	144.70
5	6:35	11.6	144.80
5	6:40	11.5	144.90
10	6:50	11.5	145.00
10	7:00	11.2	145.30
10	7:10	11.1	145.50
10	7:20	11.0	145.60
10	7:30	11.0	146.00
10	7:40	11.0	146.00
30	8:10	11.0	146.00
30	8:40	11.0	146.00
30	9:10	11.0	146.00
30	9:40	11.0	146.00
30	10:10	11.0	146.00
30			
30			
30			
30			
STOP			
10	10:20	RECHARGE	145.0
30	10:50	RECHARGE	144.0

*Flow Rate Measured via ~~Bucket~~ or **Meter**

Meter Start: 570040

Meter Stop: 572640

Total Gallons Produced: 2600

Average GPM: **11.06**

NOTES: The solar pump was temporarily wired to generator power for the test.

Recharge Rate: **98.80%**

Well should be fully recharged <1hour of pumping.

pH: **7.8**

TDS: **N/A**

Hardness: **27 grains per gallon**

Iron: **1 ppm**

GPS: **38.4842°, -122.2921°**

DISCLAIMER

Observations made of the well(s) are strictly limited to the date and time that the test(s) was conducted and are in no way a guarantee of future conditions, including but not limited to the quantity and/or quality of the water produced by this well.

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone: (707) 263-2221 FAX: (707) 263-2225

May 11, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (PL-25-243)

1. Project Title:	East Side Farms Expansion
2. Permit:	Major Use Permit PL-25-243
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse, 3rd Floor, 255 North Forbes Street Lakeport, CA 95453
4. Contact Person:	Pablo Guerrero, Assistant Planner (707) 263-2221
5. Project Location(s):	23071, 23083, 23119, 23131, 23143 and 23179 Jerusalem Grade, Middletown, CA APN: 013-015-36, 38, 39, 40, 43 & 57
6. Project Sponsor's Name/ Address:	East Side Farms, Inc. / Ross Cunningham 6010 Swiss Avenue Dallas, TX 75214
7. General Plan Designation:	**"**RL" Rural Lands
8. Zoning:	"RL" Rural Lands
9. Supervisor District:	District One
10. Flood Zone:	"D" - Areas of undetermined but possible flood hazards
11. Slope:	Relatively flat, slope is below 30 percent in proposed areas of development
12. Natural Hazards:	California State Responsibility Area (CALFIRE) Very High Fire Hazard Severity Zone
13. Fire District:	South Lake County FPD
14. Area Plan:	Middletown Area Plan
15. Parcel Size:	approximately 35 acres combined

16. Existing and Proposed Project Conditions:

The Applicant, Ross Cunningham, is requesting discretionary approval from the County of Lake for an amendment to Major Use Permit, PL-25-243, for a proposed commercial cannabis cultivation operation with a maximum of 50,560 sq. ft. of outdoor canopy and a Type 13 Distribution, Self-transport only license. The Project site is located at 23071, 23083, 23119, 23131, 23143 and 23179 Jerusalem Grade, on Lake County Assessor's Parcel Numbers 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43 & 013-015-57, approximately 7.5 miles northeast of Middletown, CA (Section 14, Township 11N, Range 6W, Mount Diablo Base and Meridian, in the Jericho Valley USGS 7.5-minute quadrangle). The Project property is accessed via a shared private gravel access road from Jerusalem Grade. Locking metal gates control access to the Project site from the shared private gravel access road.

The Applicant currently operates an A-Type 3 "Medium Outdoor" cultivation operation on the Project property under Major Use Permit (UP 19-43) and Department of Cannabis Control (DCC) Commercial Cannabis Cultivation License, CCL20-0001616.

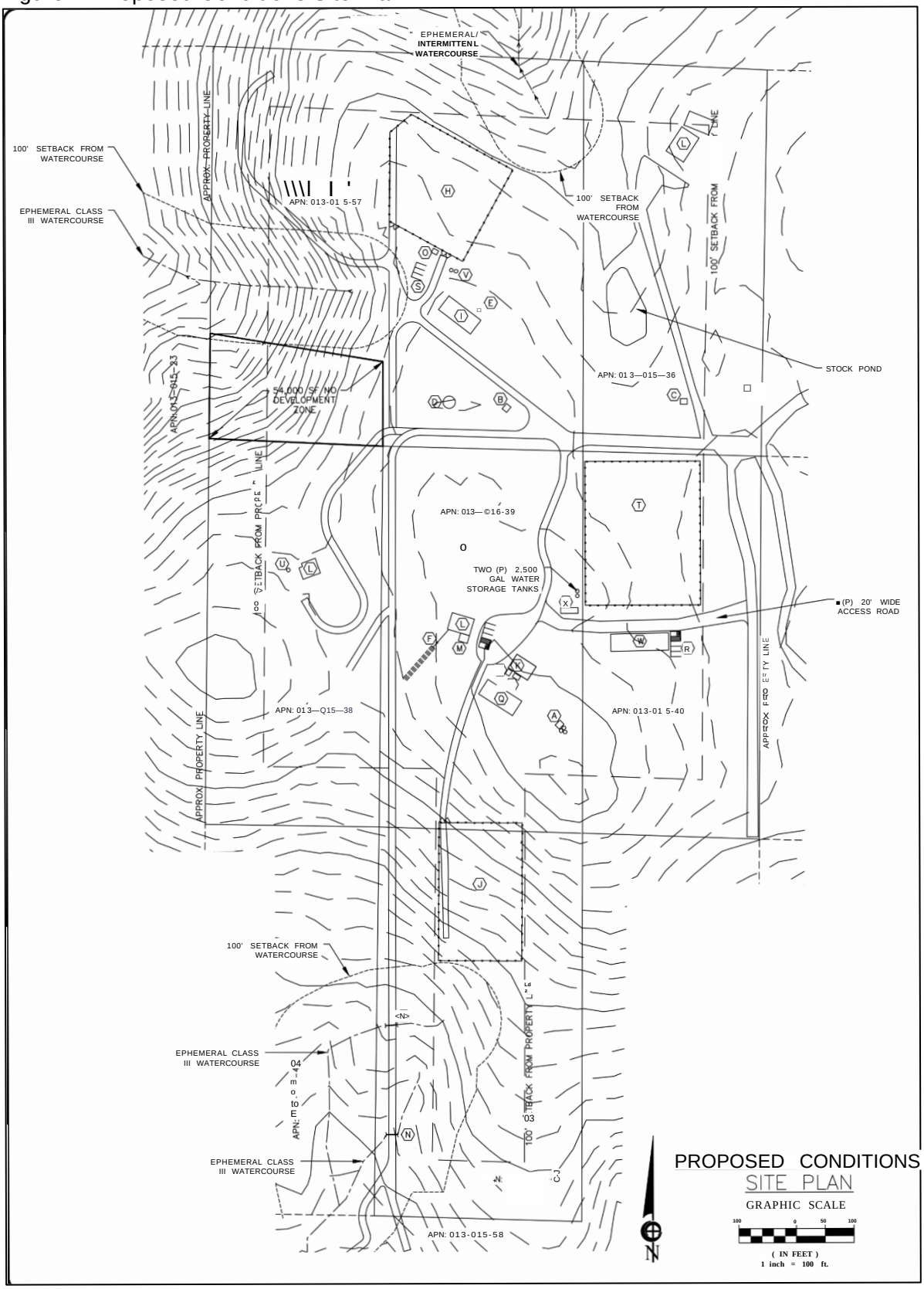
The Project property has been improved with the following:

- 34,800 sq. ft. fenced outdoor cultivation area with 14,880 sq. ft. of canopy (existing)
- 34,346 sq. ft. fenced outdoor cultivation area with 14,080 sq. ft. of canopy (existing)
- Interior access roads and driveways
- Two onsite groundwater wells
- A 30,000-gallon metal fire water storage tank and hydrant
- Multiple small outbuildings
- 8' X 8' (64 sq. ft.) Pesticides & Agricultural Chemicals Storage Shed (existing)
- Ground and roof-mounted solar arrays
- Five 2,500-gallon water storage tanks

The proposed improvements include:

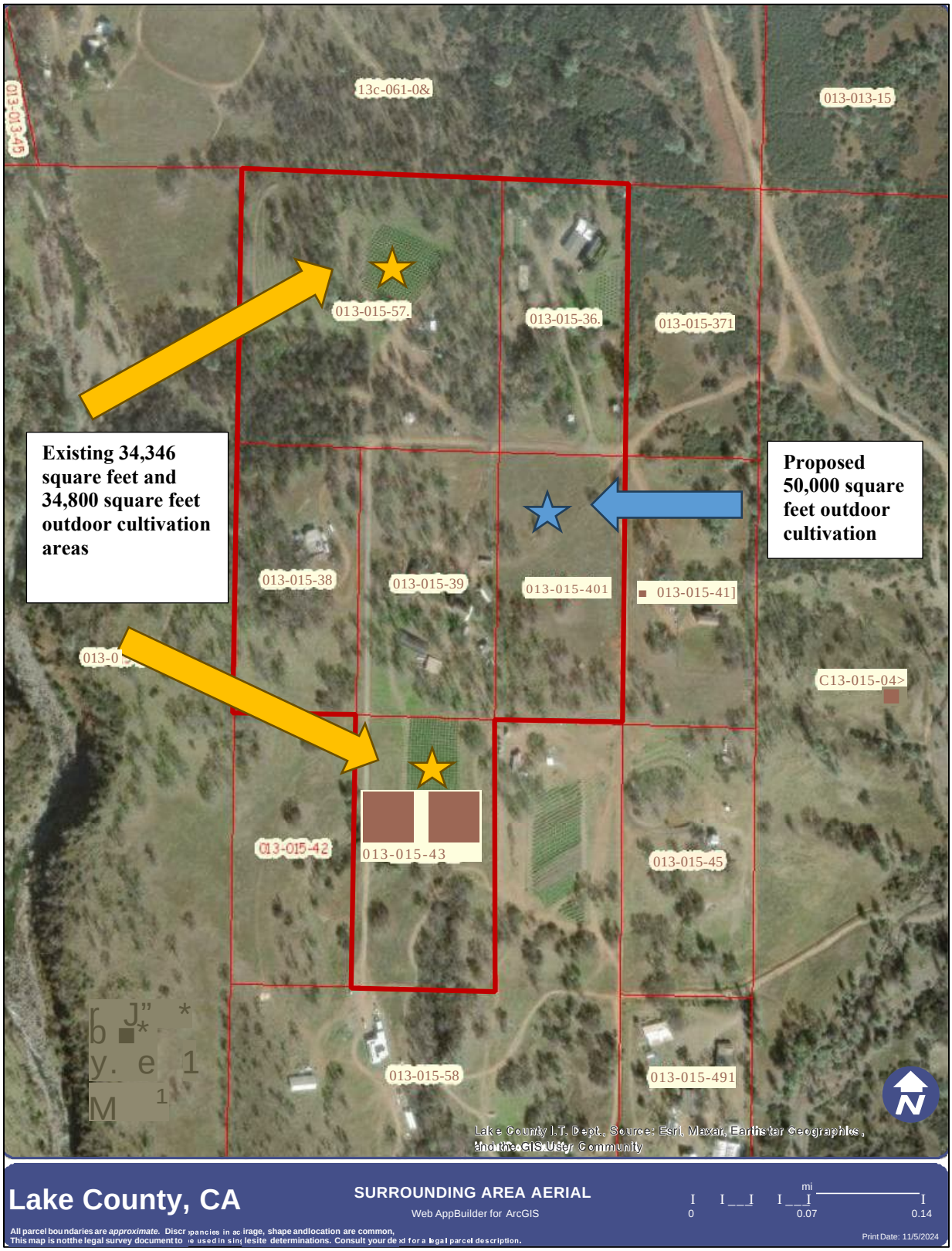
- 50,000 sq. ft. fenced outdoor cultivation area with 21,600 sq. ft. of canopy (proposed)
- Utilizing the 30' X 70' (2,100 sq. ft.) metal building (existing) for cannabis drying
- Utilizing the 28' X 40' (1,120 sq. ft.) wooden barn (existing) for harvest storage
- 30' X 70' (2,100 sq. ft.) greenhouse for immature plant cultivation
- 30' X 100' (3,000 sq. ft.) metal building for cannabis processing
- Two 2,500-gallon water storage tanks

Figure 1: Proposed Conditions Site Plan



Source: Applicant's Property Management Plan, 2025

Figure 2: Aerial Image Of Project *Propert*y and Surrounding Area



Source: Lake County Parcel Viewer, 2025

17. Project Description

Construction

Development of the proposed Project would involve the construction of the proposed immature plants greenhouse, 3,000 sq. ft. metal processing building, and fencing around the proposed 50,000 sq. ft. outdoor cultivation area, as well as minor internal improvements to the existing 2,100 sq. ft. metal building and the existing wooden barn. The following equipment is expected to be used to construct the Project facilities:

- Backhoe Loader
- Cement Truck
- Skid steer
- Compactor / Roller
- Scissor Lift / Boom Lift
- Trucks and trailers
- Auger
- Hand tools

Construction activities are expected to occur over a six-to-eight-week period. All construction activities, including engine warm-up, shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays between 12:00 noon and 5:00 p.m. Construction-related vehicle trips are estimated to range between 120 and 160, including delivery of construction materials. Materials and equipment would be staged on existing roads, parking spaces and work areas. Grading less than 500 cubic yards would occur to create level pads on which the proposed Processing Building and Immature Plant Area/Greenhouse are to be constructed. The project will displace approximately 100 cubic yards for the development proposed and proposes to clear appositely 60,000 square feet of vegetation. Additionally, approximately 185 cubic yards of gravel would be imported to widen and armor an existing access road of the Project property, which would be used to access the proposed Processing Building.

Operation

Operations would occur up to seven days per week from March through November, with outdoor cultivation occurring between May through October. The operation hours would be Monday through Sunday during daylight hours from approximately 6:00 a.m. to 10:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups from 9:00 a.m. to 7 p.m., Monday through Saturday, and Sunday from 12 noon to 5:00 p.m. Once operational, the proposed project would staff approximately two full-time employees and two seasonal employees for planting and harvesting. Daily traffic commutes would be approximately four trips during regular operations, and up to eight commutes during the peak harvest and processing periods. Weekly truck deliveries of various project-related materials would occur throughout the year.

The growing medium of the existing and proposed outdoor cultivation areas would be an amended native soil mixture at or below grade, with drip irrigation systems. The growing medium of the proposed immature plants greenhouse would be an imported soilless growing medium in nursery pots that are hand watered. Serpentine soil is present within the proposed cultivation area. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) would be stored within the existing Pesticides & Agricultural Chemicals Storage Shed. According to the applicant's Property Management Plan, only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis would be used.

Distribution / Transportation
The proposed Project would utilize an unmarked, registered, and insured distribution vehicle to transport cannabis/cannabis products. The distribution vehicle would only travel from the Project property to the premises of licensed cannabis facilities, and back to the Project property. The distribution vehicle would be locked and secured whenever they are not being loaded or unloaded, and they would not be left unattended while transporting cannabis/cannabis products. The inventory tracking and recording requirements of the California Cannabis Track-and-Trace system shall adhered to at all times when transporting cannabis/cannabis products.

Power
Power would be provided to the security cameras, lights and well pumps of the Project property via ground and roof-mounted solar panels with battery storage/backup systems. The proposed processing and drying buildings (existing and proposed metal buildings) would be equipped with fans, lights and dehumidifiers. Power would be provided to the Processing and Drying Buildings from roof-mounted solar arrays and battery banks. Two quiet and fuel efficient gasoline-powered generators would be used as backup power sources for the proposed Processing and Drying Buildings, for when power cannot be supplied from the roof-mounted solar arrays and battery banks.

Waste
All cannabis waste generated from the proposed Project would be chipped and composted onsite. Composted cannabis waste would be stored in the designated composting area, until it is incorporated into the growing medium of the cultivation areas, as an organic soil amendment. All solid waste would be stored in bins with secure fitting lids until being disposed of at the Eastlake Landfill, at least once a week during the cultivation season.

Watercourse Setbacks and Erosion and Sediment Control
The Project site is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC12). Soda Creek, a Perennial Class I watercourse, flows from north to south approximately 250 feet west of the Project property. Three Class III ephemeral drainages form on the Project property and flow north, west and south immediately off of the Project property towards Soda Creek. Additionally, there is a seasonal stock pond located in the northeastern quarter of the Project property. No existing/proposed cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody.

According to the Applicant's Property Management Plan, established vegetation would be maintained/protected through best management practices and mitigation measures as follows:

- All existing and proposed structures and cultivation areas would be located more than 100 feet from the nearest surface water bodies
- Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by runoff, and prevent pollutants from reaching nearby surface water bodies.
- A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization.
- Straw wattles / fiber rolls would be installed and maintained throughout the proposed cultivation operation per the Applicant's engineered Erosion & Sediment Control Site Plan (Figure 3) following site development, until permanent stabilization has been achieved. If

areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls.

- The Applicant shall conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Water Use and Availability Analysis

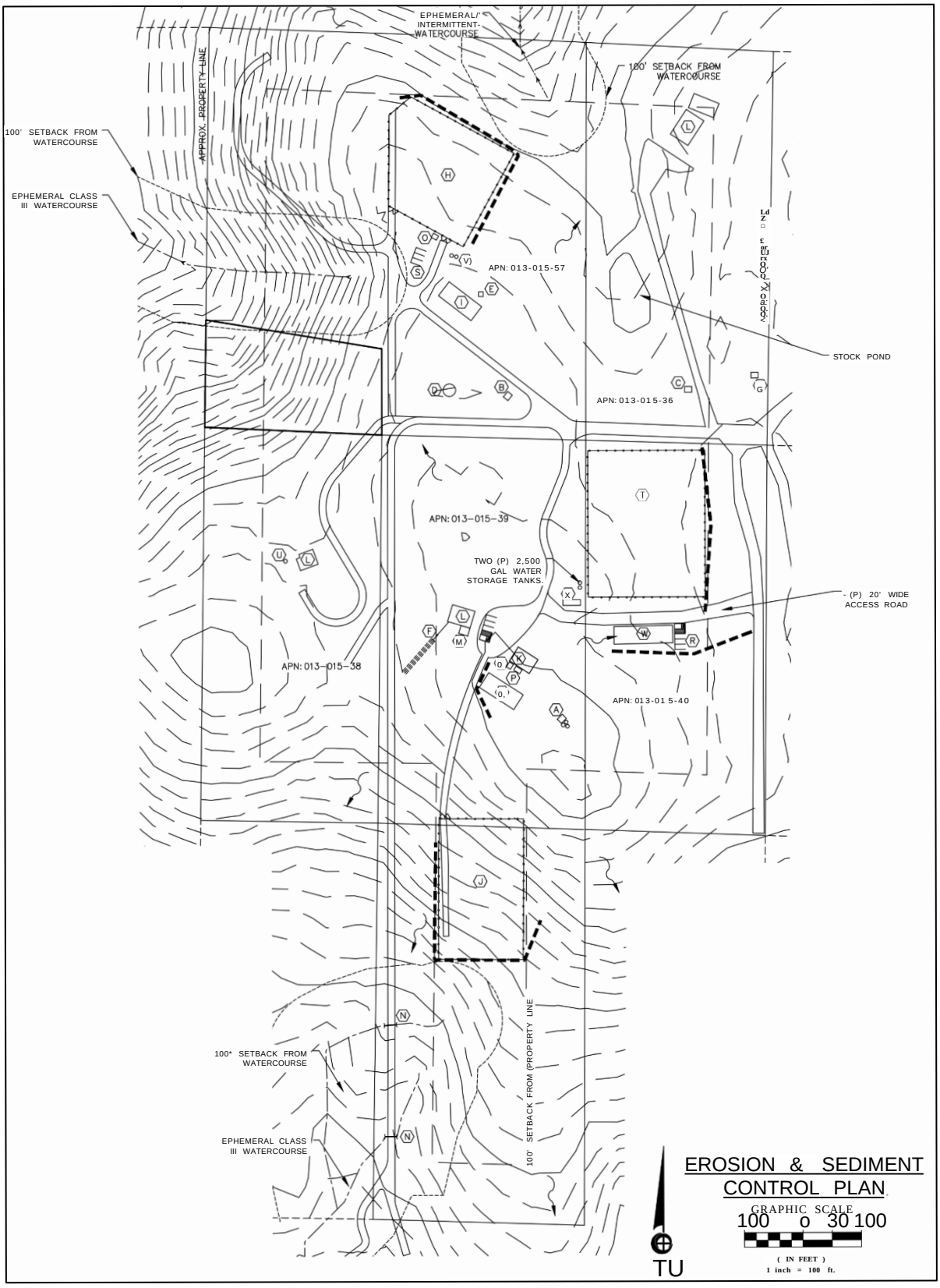
All water for the existing/proposed cultivation operation is/would be supplied from two existing onsite groundwater wells (Project wells). Irrigation water from the Project wells would be stored within seven 2,500-gallon polyethylene water storage tanks and delivered to the existing/proposed cultivation areas via polyvinyl chloride (PVC) piping. Water for the 30,000-gallon metal fire water storage tank and existing outdoor cultivation area on APN 013-015-57 is/would be provided by the groundwater well located at Latitude 38.810926° and Longitude -122.488773° (identified as "B" on Site Plans). Water for the proposed immature plant area, existing outdoor cultivation area on APN 013-015-43, and proposed outdoor cultivation area on APN 013-015-40 is/would be provided by the groundwater well located at Latitude 38.809398° and Longitude -122.488449° (identified as "A" on Site Plans).

The applicant had a Hydrogeologic Assessment Report prepared on June 6, 2025, by Hurvitz Environmental Services, Inc. for the proposed Project. According to the Hydrogeologic Assessment Report, the estimated groundwater usage for the Project property, including the proposed Project and existing residential uses of the Project property, is 1,307,349 gallons (4.01 acre-feet) per year. This includes annual water usage for two residences that receive water from their own groundwater wells (not the Project wells). The estimated average daily demand for onsite water usage during the cultivation season for the Project wells is 6,219 gallons, with a peak daily demand of 6,866 gallons. The Applicant had pump tests performed of the Project wells in June of 2023. The pump tests indicate that the Project wells have a combined yield of at least 33 gallons per minute. At 33 gallons per minute, the Project wells could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than 3 and a half hours. The recharge rate for the aquifer is 20,828,640 gallons per year or 63.4 acre-feet per year. The hydrological analysis concluded that the proposed project would not cause overdraft conditions.

Table 1: Technical Studies Submitted

APN	Study	Date
013-015-39 & 57	Protocol-level Special-status Plant Surveys	May 24, 2019
013-015-57	Protocol-level Special-status Plant Surveys	April 6, 2021
013-015-36, 39, 43, & 57	Protocol-level Special-status Plant Surveys	April 23, 2024
013-015-36, 38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	June 11, 2024
013-015-38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	March 9, 2026
013-015-36, 38, 39, 40, 43 & 57	Hydrological Assessment, Hurvitz Environmental Services (HES)	June 6, 2025
013-015-36, 38, 39, 40, 43 & 57	Cultural Resource Assessment, John W. Parker, Wolf Creek Archeology	November 19, 2024

Figure 3: Erosion & Sediment Control Site Plan

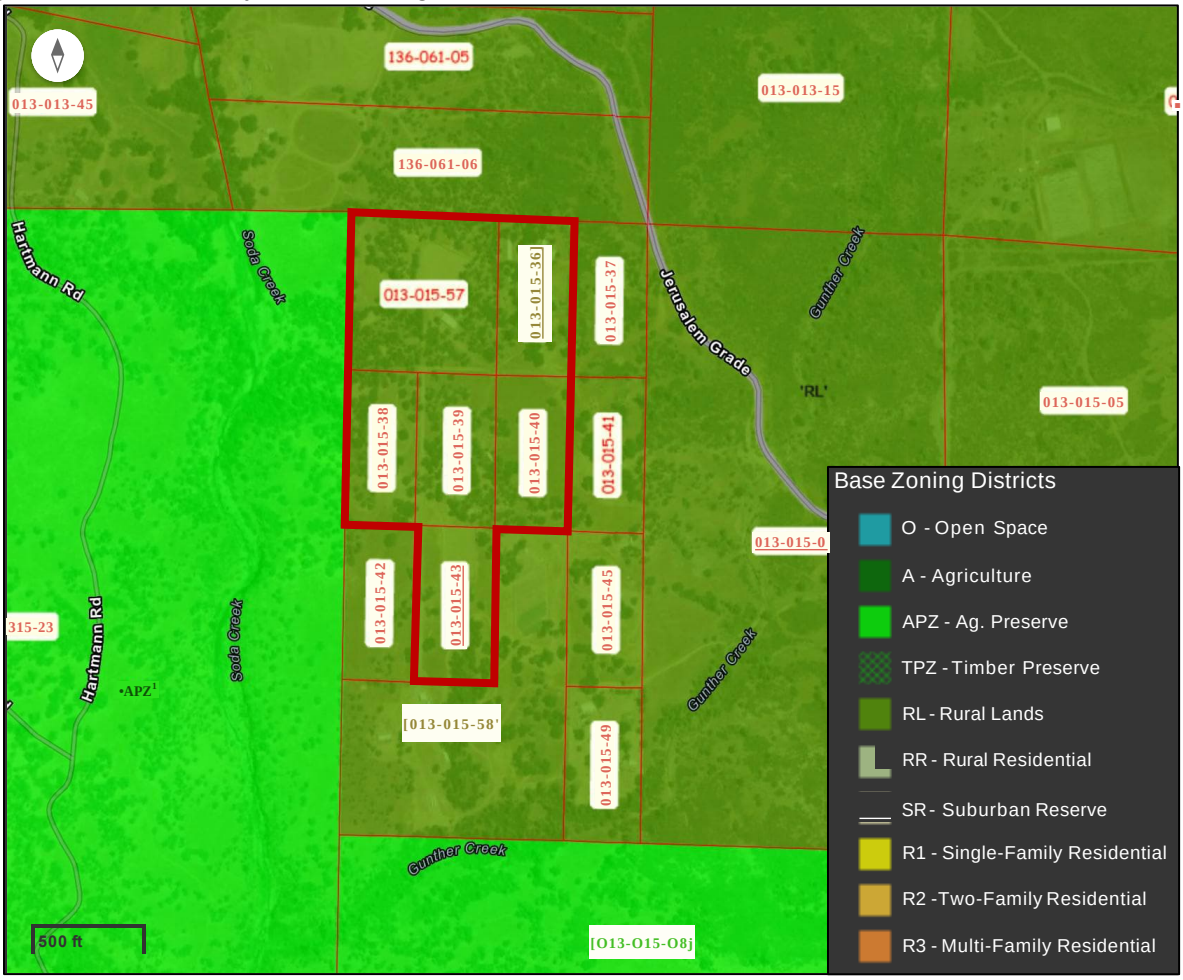


Source: Applicant's Property Management Plan, 2025

18. Surrounding Land Uses and Setting:

Surrounding land uses include rural residential, agriculture, and undeveloped properties. The proposed Project site is surrounded by parcels zoned Agricultural Preserve "APZ" and Rural Lands "RL" Rural Lands "RR" zoned properties border the subject parcels to the north, east, and south. Agricultural Preserve "APZ" zoned properties border the subject parcel to the west.

Figure 4: Lake County Base Zoning Districts



Source: Lake County Parcel Viewer, 2026

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

- 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's Office
- Lake County Building Safety Division
- South Lake County Fire Protection District

- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Food and Agricultural
- California Department of Pesticides Regulations
- California Department of Public Health
- California Department of Cannabis Control
- California Department of Consumer Affairs
- California Department of Fish & Wildlife (CDFW)
- California Department of Forestry & Fire Protection (CAL FIRE)
- California Department of Transportation (Caltrans)

20. 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.?

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, per Public Resources Code §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 and offering consultation under Assembly Bill 52 was sent to the Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hinthel Environmental Resource Consortium (HERC), Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Habematolel Pomo of Upper Lake, and Yocha Dehe Wintun Nation on October 8, 2025 from the County of Lake Community Development Department. The Community Development Department held an AB 52 Tribal Consultation on October 27, 2025.

Representatives of the Middletown Rancheria Tribal Historic Preservation Department visited the Project Site on December 3rd, 2025, and the Applicant entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department on March 9th, 2026. Tribal Consultation was concluded on March 16, 2026.

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" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the lead Agency)
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.

☒ 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.

Initial Study Prepared By:
Pablo Guerrero, Assistant Planner

_____ Date: May 11, 2026

SIGNATURE

SECTION 1

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 will not expose sensitive receptors to pollutants, based on a project 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, and 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 (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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 Analysis 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 significance

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion:

a) The General Plan Land Use and Zoning District designations currently assigned to the Project properties are Rural Land "RL". The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the "RL" land use designation with a major use permit.

The Project site is located in a rural area within the Jerusalem Valley. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The Project site is not visible from a public road, and the proposed Project would not obstruct views of vineyards, hills, mountains or scenic vistas.

Less than Significant Impact with Mitigation Measures AES-1 and AES-2 incorporated.

Mitigation Measures:

AES-1: All outdoor lighting shall be directed downward onto the Project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org.

AES-2: Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not shine light or allow light glare to exceed the boundaries of the property which they are placed.

b) There are no scenic resources, rock outcroppings, or historic buildings on or in the vicinity of the Project property. The Project site is located off of Jerusalem Grade, which is not identified as "Officially Designated" or an "Eligible State Scenic Highway-Not Officially Designated", nor is it identified as a County scenic road in the Middletown Area Plan.

No Impact

c) The Project site is located in a rural area within the Jerusalem Valley in unincorporated Lake County. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The Project site is not visible from a public road or the public lands east of the Project property. The proposed use would not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area.

Less than Significant Impact

d) The proposed use is an outdoor cultivation operation that does not involve cultivation using artificial lighting. However, the Project has some potential to create additional light and/or glare through exterior security lighting. The following mitigation measures shall be implemented which would reduce the impacts to less than significant.

Less than Significant Impact with Mitigation Measures AES-1 and AES-2 incorporated.

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?				
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion:

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 Department 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.

a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the Project site is listed as non-agricultural or natural vegetation and is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed use is agricultural in nature, outdoor cannabis cultivation, and the proposed Project would not be converting farmland that is high quality or significant farmland to a non-agricultural use.

   No Impact

b) The Project properties are zoned Rural Lands "RL" and are not under a Williamson Act Contract. The Lake County Zoning Ordinance, Article 7 Rural Lands, allows for agricultural uses and single family dwellings on "RL" zoned parcels. The proposed use, outdoor commercial cannabis cultivation is agricultural in nature, and the proposed Project would not be converting farmland that is high quality or significant farmland to non-agricultural use. The proposed Project would not interfere with the ability of the landowner or neighbors to use the surrounding land for agricultural production.

   No Impact

c) Public Resources Code §12220(g) defines “forest land” as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code §4526 defines “timberland” as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

Government Code §51104(g) defines “timberland production zone” as an area that has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The Project properties are zoned Rural Lands “RL”. The Project site does not contain any forest lands, timberland, or timberland zoned Timberland Production lands, nor does the Project propose any tree removal. Since no lands of the Project property are zoned for forestland or timberland, the Project has no potential to impact such zoning. Additionally, the Project does not propose a zone change that would rezone forest land, timberland, or timberland zoned for Timberland Production.

No Impact

d) The Project site does not contain forest lands, and the Project property is not zoned for forest lands, nor is it identified as containing forest resources by the General Plan. Because forest land is not present on the Project site, nor is any tree removal proposed, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

No Impact

e) The Project site does not contain forest lands, and the Project property is not zoned for forest lands, nor is any tree removal proposed. The Project parcel is currently used as grazing land. The proposed use is agricultural in nature, and the proposed Project would not be converting farmland that is high quality or significant farmland to non-agricultural use. The proposed Project would not interfere with the ability of the landowner or neighbors to use the surrounding land for agricultural production.

Less than Significant Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐

b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d)	Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐

Discussion:

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. Due to this, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

   According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County: serpentine soils have been found in the eastern third of the Project property, immediately east of the Project site. Therefore, there is a potential for asbestos exposure during either the construction phase or the operational phase. The applicant shall obtain a Serpentine Dust Control Permit from the LCAQMD prior to site development and operation.

   According to the Lake County Zoning Ordinance section on Commercial Cannabis Cultivation (§27.11), Air Quality must be addressed in the Property Management Plan. The intent of addressing this is to ensure that “all cannabis permittees shall not degrade the County’s air quality as determined by the Lake County Air Quality Management District” and that “permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminates including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors”. This includes obtaining an Authority to Construct permit pursuant to LCAQMD Rules and Regulations.

   The proposed Project has the potential to result in short- and long-term air quality impacts from construction and operation. Construction impacts would be temporary in nature and would occur over a six to eight week period. Operational impacts would include dust and fumes from preparation of the cultivation areas and vehicular traffic, including delivery vehicles that would be contributors during and after site preparation and construction.

Site preparation shall be limited during periods of high winds (over 15 mph) and all visibly dry, disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions. Implementation of mitigation measures below would reduce air quality impacts to less than significant.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated

Mitigation Measures:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, the Applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct and Serpentine Dust Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions, or provide proof that a permit is not needed.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.

AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. The Applicant shall regularly maintain graveled areas to reduce fugitive dust generations.

AQ-7: All grading shall be done in accordance with the Applicant's Property Management Plan and Lake County's Grading Ordinance.

AQ-8: Processing building(s) shall be equipped with carbon or similar air filtration systems to minimize odor drift prior to cultivation activities.

AQ-9: The applicant shall obtain a Serpentine Dust Control Permit from the LCAQMD prior to site development and operation.

b) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators are only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated 6 to 8 weeks) with grading for the proposed structures and cultivation. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residence is in compliance with the 200-foot setback (approximately 300 feet) for offsite residences from commercial cannabis cultivation meeting requirements as described in Article 27.11 of the Lake County Zoning Ordinance. The Project would not expose sensitive receptors to substantial pollutant concentrations with implementation of Mitigation Measures AQ-1 through AQ-9.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated.

d) The proposed Project includes up to 50,560 sq. ft. of commercial cannabis canopy within three fenced outdoor cultivation areas, which has the potential to cause objectionable odors, particularly when the plants are mature/flowering. However, due to the rural nature of the surrounding area, a substantial number of people would not be adversely affected. Additionally, the proposed Project includes odor control measures through the use of carbon filtration systems inside the proposed structures.

The proposed Project would generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.), a diesel-powered tractor and from vehicular traffic associated with staff commuting, deliveries and pickups. Additionally, Mitigation Measures AQ-1 and AQ-9 would reduce impacts of dust generation from on-site roads and parking areas.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) A Biological Resources Assessment (BRA) was prepared by Pinecrest Research Corporation, Inc. for the proposed Project in March of 2026. The field surveys for the BRA were conducted on May 24, 2019, April 6, 2021, April 23, 2024, June 11th, 2024, and March 10, 2026, see Table 1, Technical Studies Submitted. The purpose of the BRA was to provide information about the biological resources of the Project property, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and to identify mitigation measures and other recommendations to reduce the significance of these impacts. The information below is derived from the results of the BRA:

The Project property can be described as blue oak savannah interspersed with

grassland primarily dominated by non-native annual grasses. However, there are some remnant patches of native grassland, a sensitive plant community type, located in the northeastern portion of the Project property (APN: 013-015-36). Two special-status plant species were positively identified on the Project property: Hoover's lomatium (*Lomatium hooveri*), Colusa layia (*Layia septentionalis*). These species are not listed as Threatened or Endangered by the State or Federal governments, but Colusa layia is considered to be "fairly endangered" (CNPS List 1B.2) by the California Native Plant Society (CNPS), and Hoover's lomatium is on the CNPS "Watch List" (CNPS List 4.3).

Numerous animal species were observed both directly and indirectly during the field surveys conducted for the Biological Resource Assessment. Bird species observed onsite include acorn woodpecker (*Melanerpes formicivorus*), Western scrub jay (*Aphelocoma californica*), turkey vulture (*Cathartes aura*), common crow (*Corvus brachyrhynchos*), white-breasted nuthatch (*Sitta carolinensis*), and mourning dove (*Zenaida macroura*). Other animal species observed onsite include Western bumblebee (*Bombus occidentalis*), pocket gopher (*Thomomys bottae*), Western fence lizard (*Sceloporous occidentalis*), prints of mule deer (*Odocoileus hemionus*), excavation mounds of California ground squirrel (*Otospermophilus beecheyi*), scat of Western coyote (*Canis latrans*), and runways of black-tailed jackrabbit (*Lepus californicus*). No special-status animal species were observed during the surveys performed at the site.

The Project properties are located within the Soda Creek Watershed. Soda Creek follows from north to south approximately 250 feet west of the Project properties, and more than 500 feet west of Project site(s). Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. No wetlands or potential wetlands have been identified on the Project property. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of any surface waterbody.

Impacts to Special Status Plant Species and Habitat

No special-status species or habitats were detected on APN 013-015-40, where the new outdoor cultivation area and processing building are proposed, and the non-native annual grasses of this area have a low potential for harboring special-status plant or animal species. Two special-status plant species were detected along the boundary of the existing outdoor cultivation area on APN 013-015-57, and adjacent to the gravel road used to access this outdoor cultivation area and the existing metal building on this parcel. Regular operations could affect these special-status plant populations. As such, this is a potentially significant impact without mitigation.

Impacts to Protected Nesting Birds

Special-status bird species were reported in databases (CNDDB and USFWS) in the vicinity of the Project site. Trees and utility poles adjacent to the Project site contain suitable nesting habitat for various bird species. If construction activities are conducted during the nesting season, nesting birds could be indirectly impacted by noise, vibration, and other construction-related disturbances. Therefore, Project construction is considered to have a potentially significant adverse impact to nesting birds without mitigation.

Less than Significant Impact with Mitigation Measure BIO-1 and BIO-6 incorporated

Mitigation Measures:

BIO-1: Populations of Colusa layia, shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026, shall be avoided. These populations are not in proposed development areas and it shall be possible to keep vehicle traffic to the existing roadbed. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If any individuals of Colusa layia are observed in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they shall not be disturbed until a mitigation plan has been prepared by a qualified biologist. The mitigation plan for this annual plant involves collecting seed and sowing seed in another suitable location onsite under the supervision of a biological monitor, and monitoring the establishment of the new populations for a period of time. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-2: Several populations of Hoover's lomatium were found including in areas that are likely to be impacted by project related activities. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If avoidance is not feasible, then a mitigation plan for this perennial species shall be prepared by a qualified biologist. The mitigation plan involves transplanting the affected individuals to another suitable location onsite under the supervision of a biological monitor, and monitoring them for a period of time. Collection of seeds and dispersal of seeds near the transplanted individuals shall be a part of any transplanting scheme to account for transplant mortality. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-3: Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026. These areas shall not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a mitigation plan shall be developed by a qualified biologist that involves collecting seed of affected individuals and dispersal into suitable habitat onsite that is not proposed to be disturbed. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-4: If construction activities occur during the nesting season for birds (February 1 to October 31), a pre-construction nesting bird survey shall be performed by a qualified biologist within 500 feet of proposed construction areas to ensure that no active nests of protected bird species are present. The survey shall take place no more than 7 days prior to the onset of construction activities. If active nests are identified, the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service shall be consulted to develop measures to avoid a "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

BIO-5: Due to the recent listing of several bumble bee species as candidate endangered species under CESA, and the observation of unidentified bumble bees and suitable nesting habitat in the project area, a preconstruction survey for bumble bee nests shall be performed on APN 013-015-40 prior to ground disturbance according to CDFW (2023) protocols. The survey shall be performed prior to significant disturbance including vegetation removal or grading, and shall take place between April and August. If active nests of any protected species are found, appropriate disturbance setbacks shall be established based on the known requirements of the species observed, in coordination with CDFW.

BIO-6: Minimize dust production during construction and any project related activities to reduce the risk of exposure to serpentine dust. Dust mitigation measures shall include spraying all exposed surfaces with water while work is being performed, and stabilizing any spoils piles with tarps.

b) The Project property is located within the Soda Creek Watershed. Soda Creek follows from north to south approximately 250 feet west of the Project property, and more than 500 feet west of Project site(s). Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. No wetlands or potential wetlands have been identified on the Project property. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of any surface waterbody.

   The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to surface water bodies. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

   The growing medium of the proposed outdoor cultivation/canopy areas would be native soil amended with compost, worm castings, and composted manure, with drip irrigation systems. Each spring, the native soil of the proposed outdoor cultivation/canopy areas would be plowed/disced and harrowed to create planting beds for the cultivation of cannabis. Each fall, the native soil of the proposed outdoor cultivation/canopy areas would be plowed/disced and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the winter wet weather period. These cover crops shall be native species as described in the associated biological resource report.

   A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the Applicants engineered Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The

Applicant would conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Less Than Significant Impacts with Mitigation Measures BIO-7 incorporated

Mitigation Measures:

BIO-7: During and after project implementation, deploy appropriate erosion control best management practices (BMPs) to the greatest extent practicable such that no sediment is discharged to waters of the State or waters of the U.S. and dust and sediment escape from the work areas is minimized. All work shall incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Site Plan submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes shall be used.

c) According to the BRA, there are no wetlands or vernal pools on the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. As required by County code, all areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond.

Less Than Significant Impact

d) No mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDB) exist within or near the Project property. However, the open space and the stream corridors of the Project property facilitate animal movement and migrations. The Project would not significantly impact wildlife movement or migration, as it would not obstruct passage and most of the property's open space would remain available for wildlife use.

There are no wetlands or water courses on the Project property that could sustain aquatic special-status animals, except for the seasonal stock pond. All areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond of the Project property, and no water would be taken from these surface water bodies for use by the proposed Project.

Implementation of the Project would not 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.

Less than Significant Impact

e) In Article 27 of the County of Lake, CA Zoning Ordinance, under §27.13 on Conditions for Commercial Cannabis Cultivation, Tree Removal is listed under Prohibited Activities, whereas "(the) removal of any commercial tree species as defined by the California Code of Regulations 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 species) for the purpose of developing a cannabis cultivation site should be avoided and minimized."

Furthermore, the County of Lake General Plan chapter nine Open Space, Conservation, and, Recreation policy OSC-1.13 states the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County, whereas the County of Lake aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands, promote incentive programs that foster the maintenance and improvement of oak woodlands, and, through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county.

The Project does not propose any tree removal. Implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact

f) No special conservation plans have been adopted for this site and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Discussion:

a) A Cultural Resource Evaluation was prepared for the existing cultivation operation on May 28, 2019, by Registered Professional Archaeologist Dr. John Parker. A complete field inspection of APNs 013-015-34, 35, 39, & 43 (APNs 013-015-34 & 35 were later merged into APN 013-015-57) was performed for this Cultural Resource Evaluation. One isolated prehistoric artifact was discovered during the field inspection, and no historic artifacts or features were discovered. A second Cultural Resource Evaluation was prepared, and a

complete field inspection of APN 013-015-40 was performed on November 19, 2024, by Dr. John Parker. No historic or prehistoric cultural materials, features, or sites were discovered. California Historical Resource Information System (CHRIS) record searches were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two prehistoric sites had been recorded within 1 mile of the Project property.

Based on the findings of the Cultural Resource Evaluations and CHRIS records searches, there is no indication that the Project would impact any historical resources as defined under CEQA Section 15064.5. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated

Mitigation Measures:

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such findings.

b) A California Historical Resource Information System (CHRIS) records search were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two (2) prehistoric sites had been recorded within 1 mile of the Project property.

Based on the findings of the Cultural Resource Evaluations and CHRIS records searches, there is no indication that the Project would impact any archaeological resources as defined under CEQA Section 15064.5 or Tribal Cultural Resources as defined under Public Resources Code Section 21074. However, it is possible that significant artifacts or human remains could be discovered during construction. If significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated

c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project sponsor would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted and the Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

a) Individual photovoltaic solar panels would be used to power the security cameras and lights around the proposed cultivation operation. Roof-mounted solar panels and battery banks would be used to power the proposed Processing and Drying Buildings (existing and proposed metal buildings). Ground-mounted solar arrays currently power the well/water pumps of the Project property. Cannabis would be cultivated outdoors with no supplemental lighting.

Less than Significant Impact

b) According to the California Department of Cannabis Control's Title 4 Division 19 §15010 on compliance with the CEQA, all cannabis applications must describe their project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project would require an increase in energy demand and the need for additional energy resources. Individual photovoltaic solar panels would be used to power the security cameras and lights around the proposed cultivation operation. Roof-mounted solar panels and battery banks would be used to power the proposed Processing and Drying Buildings (existing and proposed metal buildings). Ground-mounted solar arrays currently power the well/water pumps of the Project property. Cannabis would be cultivated outdoors with no supplemental lighting. While not required for outdoor cultivation, the Project would meet the standards of Title 4 Division 19 §16305 Renewable Energy Requirements. Gasoline-powered generators would be available onsite as an emergency backup energy source.

Less than Significant Impact

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potentially 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?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion:

a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

i) Earthquake Faults

According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) the nearest Alquist-Priolo Fault Zones is located over five (5) miles east of the Project property. Thus, no rupture of a known earthquake fault is anticipated, and the proposed Project would not expose people or structures to adverse effects related rupture of a known earthquake fault.

ii, iii) Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards.

iv) Landslides

Topography of the Project site is flat without significant slopes. According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) there are no CGS Landslide Zones within five (5) miles of the Project property. As such, the Project site is considered low to moderately susceptible to landslides and would not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

b) Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex. All new ground disturbances would occur on soils identified as the Phipps complex, with less that 20 percent slopes, which has a moderate erosion hazard rating. The growing medium of the proposed outdoor cultivation/canopy areas would be an amended native soil mixture, with drip irrigation systems. The project's scope would require a grading permit and the analysis with appropriate mitigation measures are described below.

According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The Applicant would conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order. Additionally, approximately 185 cubic yards of gravel would be imported to widen and armor an existing access road of the Project property, which would be used to access the proposed Processing Building.

Less Than Significant Impacts with Mitigation Measures GEO-1 through GEO-3, BIO-6, and BIO-7 incorporated

Mitigation Measures:

GEO-1: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

GEO-2: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

GEO-3: The permit holder shall receive and comply with the Lake County Zoning Ordinance, Chapter 30 Stormwater and Grading. Additionally, Permit holder shall follow the best management practices depicted in the submitted erosion and sediment control plan.

c) Topography of the Project site is flat without significant slopes. According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) there are no CGS Alquist-Priolo Fault Zones, Landslide Zones or Liquefaction Zones within five (5) miles of the Project property. Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex. All new ground disturbances would occur on soils identified as the Phipps complex, with less that 15 percent slopes, which has a moderate erosion hazard rating. The growing medium of the proposed outdoor cultivation/canopy areas would be an amended native soil mixture, with drip irrigation systems.

The proposed Project would increase the impervious surface area of the Project property by approximately 3,200 sq. ft., or approximately 0.2% of the Project property, through the installation of the proposed 3,000 sq. ft. Processing Building and two 2,500-gallon water storage tanks. The existing and proposed outdoor cultivation areas have not / would not increase the impervious surface area of the Project property and would not increase the volume of runoff from the Project site. The erosion and sediment control site plan would be followed from the Applicant's Property Management Plan. The proposed parking lot would have a permeable gravel surface, and the proposed ADA parking space would be

constructed of permeable pavers. The geologic unit(s) on which the Project site is located is considered stable and not susceptible to subsidence, liquefaction or collapse.

Less Than Significant Impact

d) Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex, and characterized as well-drained gravelly, sandy and clay loams derived from a parent material of alluvium. These soils have a low to moderate shrink-swell potential.

The Uniform Building Code is a set of rules that specify standards for structures. No structures are proposed that would require a building permit. Any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site specific study.

Less Than Significant Impact

e) The proposed Project would be served by an ADA-compliant restroom within the proposed Processing Building. The restroom would rely on a new onsite wastewater treatment septic system, which would require a permit from the Lake County Department of Environmental Health. Prior to applying for a permit, the Lake County Department of Environmental Health requires a Site Evaluation to determine the suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. The proposed septic system would be located in soils identified as the Phipps complex. According to the USDA Soil Survey, this soil type provides good conditions for standard septic systems.

Less Than Significant Impact

f) The Project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

a) The Project consists of up to 50,560 sq. ft. of commercial cannabis canopy within three fenced outdoor cultivation areas totaling approximately 2.7 acres. In general, greenhouse gas emissions from outdoor cultivation activities are generated from the use of farming equipment (such as tractors), delivery vehicles and haul trucks, employee trips to and from the site, and from stationary equipment (such as generators, if any are used).

The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality. Although the LCAQMD has not adopted thresholds of significance for Greenhouse Gas (GHG) emissions. The Bay Area Air Quality Management District (BAAQMD) has adopted standards for air emissions which are used informally by the County of Lake.

The BAAQMD threshold for GHGe (including CO_2, CH_4, N_2O, HFCs, PFCs, SF_6) for projects other than stationary sources (power generating plants, mining sites, petroleum facilities, chemical plants, etc.) that are not under a GHG Reduction Plan is 1,100 metric tons of CO_2e per year. According to the California Emissions Estimator Model (CalEEMod) estimates for this project (using figures from the Property Management Plan and other parameters that most closely match the project description) the estimated annual emissions of CO_2e for overall operations would be less than 10 metric tons of CO_2e per year, and estimates for site preparation and construction period (less than 30 days) are less than 100 metric tons of CO_2e. Both figures are well below BAAQMD threshold. These calculations show that the Project would have a less than significant impact on GHG emissions.

Less than Significant Impact

b) For purposes of this analysis, the project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the “County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County.” The proposed Project was sent out for review from the LCAQMD. The LCAQMD indicated that multiple permits would be required for development and operation of the proposed Project.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan but rather

uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD rules or regulations and would therefore have no impact at this time.

The 2017 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State's long term GHG goals, which includes a primary target of no more than six metric tons CO_2e per capita by 2030 and no more than two metric tons CO_2e per capita by 2050. The Project would have up to four individuals working on site during normal operational hours, and with an expected 6.875 metric tons of overall operational CO_2e per year, the per capita figure of 1.72 metric tons of operational CO_2e per year meets the 2017 Climate Change Scoping Plan's 2030 target and 2050 target.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant shall be aware of and expected to make a transition away from SOREs by the required future date.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Materials associated with the cultivation of commercial cannabis, such as gasoline, pesticides and fertilizers (agricultural chemicals), may be considered hazardous if unintentionally released and could create a significant hazard to the public or the environment if done so without intent and mitigation. According to the Property Management Plan for the proposed Project, all potentially harmful chemicals would be stored and locked in a secured building on site and measures would be taken to avoid any accidental release and environmental exposure to hazardous materials.

The Project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management in the Property Management Plan, which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project would require measures for employee training to determine if they meet the requirements outlined in the Plan and measures for the review of hazardous waste disposal records to ensure proper disposal methods and the number of wastes generated by the facility.

The Property Management Plan also addresses the following:

All fertilizers/nutrients and pesticides, when not in use, would be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area/Shed. Petroleum products would be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers. Spill containment and cleanup equipment would be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area/Shed, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite.

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

Cannabis waste would be chipped and composted on site. The burning of cannabis waste is prohibited in Lake County and would not occur as part of the project's operations.

Solid waste would be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy areas. Solid waste from the bins would be deposited into a trailer ("dump trailer"), and hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-2 incorporated

Mitigation Measures:

HAZ-1: All equipment would be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment would be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment would occur on an impermeable surface. In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

HAZ-2: With the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, a Hazardous Materials Inventory Disclosure Statement and Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

b) The Project involves the use of fertilizers and pesticides which would be stored in a secure, stormproof structure. According to the Lake County GIS data, the Project site is not within a flood zone, therefore does not have a substantial flood risk. Additionally, the project is also not within a known fault zone. The Project site is within a very high fire hazard severity zone.

A spill kit would be kept on site in the unlikely event of a spill of hazardous materials. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-7 incorporated

HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.

HAZ-4: Prior to operation, all employees shall have access to portable restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.

HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.

HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area shall be deposited in trash containers with an adequate lid or cover to contain trash. All food waste shall be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

HAZ-7: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

c) There are no schools (existing or proposed) located within one-quarter mile of the proposed Project site. The nearest school is located over 3.5 miles west of the Project site.

No Impact

d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

e) The Project site is located over 15 miles from Lampson Field, which is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. In accordance with regional Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there would be no hazard for people working in the project area from Lampson Field.

No Impact

f) The Project site is accessed via a shared private access road off of Jerusalem Grade. Jerusalem Grade is accessed via Spruce Grove Road off of Highway 29. During emergency events, both Jerusalem Grade and Spruce Grove Road are commonly utilized as an evacuation route to Highway 29. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

Less than Significant Impact

g) The Project site is located within a very high fire hazard severity zone. The Project includes an existing 30,000-gallon metal water storage tank that is dedicated to fire protection, and proposed improvements that would make the Project property safer in the event of a wildfire. The applicant shall adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
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 that would: i) result in substantial erosion or siltation on-site 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 runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	☐	☒	☐	☐
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Discussion:

a) The Project property is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC12). Soda Creek, a Perennial Class I watercourse, flows from north to south approximately 250 feet west of the Project property, and more than 500 feet west of the existing and proposed cultivation areas. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south off the Project property and into Soda Creek. Additionally, there is a seasonal stock pond located in the northeastern quarter of the Project property.

All the existing/proposed cultivation and agricultural chemical storage areas are/would be located more than 100 feet from any surface water body. All areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond. The Project site is enrolled in the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ) as a Tier 2, Low Risk site. The proposed cultivation operation has been designed to meet the requirements of Order No. WQ 2019-001-DWQ for water quality protection.

The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with an engineered Erosion & Sediment Control Site Plan and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

The growing medium of the proposed outdoor cultivation/canopy areas would be amended native soil, with drip irrigation systems. A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The Applicant would conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-3, BIO-3 and BIO-4, and HAZ 1 through HAZ-7 incorporated

b) Due to the existing exceptional drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use

applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:

- Approximate amount of water available for the project's identified water source,
- Approximate recharge rate for the project's identified water source, and
- Cumulative impact of water use to surrounding areas due to the project

The applicant had a Hydrogeologic Assessment Report (HAR) prepared by a Certified Hydrogeologist / California-licensed Geologist for the proposed Project. All water for the proposed project would come from two existing onsite groundwater wells (Project wells). Water from the groundwater wells would be stored within seven 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the proposed outdoor cultivation areas via PVC water supply lines and drip tapes/lines.

According to the HAR, the estimated groundwater usage for the Project property, including the proposed Project and existing residential uses of the Project property, is 1,307,349 gallons (4.01 acre-feet) per year. This includes annual water usage for two residences that receive water from their own, separate groundwater wells (not the Project wells). The estimated average daily demand for onsite water usage during the cultivation season for the Project wells is 6,219 gallons, with a peak daily demand of 6,866 gallons.

The HAR concluded that the quantity of groundwater to be used for the Project and within the Cumulative Impact Area, compared to the quantity of available groundwater, indicates that pumping for the Project is unlikely to result in significant declines in groundwater resources over time. Additionally, based on the findings of the HAR, pumping and groundwater extraction of the Project wells would not significantly impact neighboring wells or stream flow conditions in Soda Creek.

Water level monitoring is required by the Lake County Zoning Ordinance. Ordinance Article 27 Section 27.11(at) requires the well to have a water level monitor. Additionally, the applicant has provided a Drought Management Plan that would reduce onsite water usage by at least 10% during periods of drought. With these required measures in place, the impact is expected to be less than significant with Mitigation Measures HYD-1 and HYD-2 incorporated.

Less Than Significant Impact with Mitigation Measures HYD-1 and HYD-2 incorporated

Mitigation Measures:

HYD-1: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

HYD-2: The applicant shall adhere to the measures described in their Drought Management Plan during periods of declared drought emergency.

c) According to Lake County Ordinance Section 27.13 (at) 3, the Property Management Plan must have a section on Storm Water Management based on the requirements of the California Regional Water Quality Control Board Central Valley Region or the California Regional Water Quality Control Board North Coast Region, with the intent to protect the water quality of the surface water and the stormwater management systems managed by Lake County and to evaluate the impact on downstream property owners. All cultivation activities shall comply with the California State Water Board, the Central Valley Regional Water Quality Control Board, and the North Coast Region Water Quality Control Board orders, regulations, and procedures as appropriate.

The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with an engineered Erosion & Sediment Control Site Plan and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the unnamed ephemeral watercourses or seasonal stock pond of the Project property.

The growing medium of the proposed outdoor cultivation would be amended native soil, with drip irrigation systems. A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The Applicant shall conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Due to the natural conditions of the Project site and with the proposed erosion and sediment control measures, the project i) would not result in substantial erosion or siltation on-site or off-site; ii) would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; iii) would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and iv) would not impede or redirect flood flows.

Less Than Significant Impacts with Mitigation Measures GEO-1 through GEO-3 and BIO-3 incorporated

d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated to be in Flood Zone D – areas of undetermined but possible flood risk – not in a special flood hazard area. The gentle slopes of the Project site are relatively stable with minimal potential to induce mudflows.

Less than Significant Impact

e) The Project property is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order would ensure that the Project does not conflict with or obstruct implementation of a water quality control plan.

There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future.

Per the Water Conservation and Use requirements outlined in the State Water Resources Control Board's Cannabis General Order, the Applicant shall implement the following Best Practical Treatment and Control (BPTC) measures to conserve water resources:

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

<u>Seasonal Static Water Level Monitoring</u>
Seasonal monitoring of well water levels provides information regarding long-term groundwater elevation trends. The water level in the onsite groundwater well shall be measured and recorded prior to the start of the cultivation season (March/April), and once in the fall (November) after the cultivation season has ended.

<u>Water Level Monitoring During Extraction</u>
The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well to determine the effect of the pumping rate on the water source during each cultivation season. This information can be used to determine the capacity and yield of the onsite groundwater well for determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact the pumping rate has on the well water level.

In addition to the monitoring and reporting described above, the Project's annual report shall include an analysis of the water level monitoring data, demonstrating whether or not use of the onsite groundwater well is causing significant drawdown and/or impacts to the surrounding area and what measures were taken to reduce impacts. If there are impacts,

a revised Water Management Plan shall be prepared and submitted to the Lake County Community Development Department, for review and approval, demonstrating how the project will mitigate the impacts in the future.

Drought Emergency Response

When a drought emergency has been declared for the area of the proposed cultivation operation, the Applicant may implement the following additional measures, as needed or appropriate to the site, to reduce water use and ensure both success of the cultivation operation and decreased impacts to surrounding areas:

- Install moisture meters to monitor how much water is in the soil at the root level and reduce
- watering to only what is needed to avoid excess;
- Cover the soil and drip lines with removable plastic mulch to reduce evaporation;
- Irrigate only in the early morning hours or before sunset;
- Cover plants with shaded meshes during peak summer heat to reduce plant stress and water needs;
- Add a soil amendments/ingredients to growing medium that retains water in a way to conserve water and aid plant growth/health. Soil amendments/ingredients such as peat moss, coco coir, compost, perlite, and vermiculite retain water and provide a good environment for cannabis to grow.

By implementing the Drought Management Plan outlined above, the estimated annual water demand for the proposed cultivation operation would be reduced from approximately 788,574 gallons to 709,717 gallons during drought periods.

Less Than Significant Impact with Mitigation Measures GEO-1 and GEO-2, BIO-3 and BIO-4, HAZ 1 through HAZ-7 and HYD-1 and HYD-2 incorporated

XI. LAND USE PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion:

a) The Project properties consist of +35 acres of undeveloped land in the Middletown Planning Area. The Project site is located within a rural / nonurbanized area in eastern Lake County that is over 10 miles from the nearest City and approximately two miles east of the nearest unincorporated community. The surrounding area is mostly composed of private estates, consisting of ranches/grazing land, vineyards, and cannabis farm projects, along with

single family residences. The proposed Project would not physically divide any established community.

No Impact

b) The General Plan Land Use designation and Base Zoning District designation for all parcels of the Project properties are Rural Lands “RL”. The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the “RL” land use zone with a major use permit. The proposed Project is consistent with the Lake County General Plan and Middletown Area Plan, and would create diversity within the local economy and future employment opportunities for local residents.

There are general requirements for cannabis cultivation listed in Section 27.13 (at) of the Lake County Zoning Ordinance. These include, but are not limited to, obtaining a State License, completion of background checks, obtaining property owner approval, complying with hours of operations and deliveries, access requirements, and other applicable standards and criteria found in Article 27, subsection 27.13 (at), Article 41, Performance Standards, and Article 51, subsection 4, Major Use Permit Findings for Approval.

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion:

a) The Lake County Aggregate Resource Management Plan does not identify any portion of the Project parcel as having an important source of aggregate resources. The California Department of Conservation describes the generalized rock type for the Project property as the Lower Cretaceous and Lower cretaceous-Upper Jurassic Great Valley Sequence, composed of marine mudstone, siltstone, sandstone, and conglomerate rocks. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the Project site, and thus no impact.

No Impact

b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site is not delineated on the County of Lake's General Plan, the Middletown Area Plan, nor the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the project has no potential to result in the loss of availability of a local mineral resource recovery site.

No Impact

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. Electricity would be supplied via solar power, with small gasoline-powered generators used as a backup electricity supply source in the event of an outage.

This project would have some noise related to site preparation, and hours of construction are limited through standards described in the conditions of approval. Although the property size and location would help to reduce any noise detectable at the property line, mitigation measures would still be implemented to further limit the potential sources of noise.

In regard to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within one mile of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7 a.m. – 10 p.m.) or 45 dBA during night hours (10 p.m. – 7 a.m.) when measured at the property line.

Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 incorporated:

Mitigation Measures:

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., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

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.

b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. Therefore, the project would not create any exposure to substantial ground-borne vibration or noise.

The Project would not generate ground-borne vibration or noise, except potentially when using agricultural equipment, such as tractors. According to California Department of Transportation's Transportation and Construction-Induced Vibration Guidance Manual: ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet. The nearest existing off-site structures are located over 200 feet (approximately 300 feet) from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site.

Furthermore, the project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

Less Than Significant Impact

c) The Project site is located over 15 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) The Project is not anticipated to induce significant population growth to the area. Once operational, the proposed Project would staff two full-time employees and two seasonal employees for peak season activities including planting and harvesting.

Less than Significant Impact

b) The Project would not displace any people or existing housing; thus, no impact is expected.

No Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) 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: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?	☐	☐	☒	☐

Discussion:

a) The Proposed Project is not anticipated to substantially increase the demands for fire protection services such that new or expanded facilities would be warranted (e.g., no new housing is proposed that would warrant substantial expansion of public services). No roads, housing, or extension of public facilities (e.g., public water/sewer, telecommunications, etc.) is proposed.

1) Fire Protection

The South Lake County Fire Protection District provides fire protection services to the proposed Project area. The proposed Project would be served by the South Lake County Fire Protection District Station in Middletown; an existing station located approximately 12 roadway miles from the Project site. Development of the proposed Project would impact fire protection services by increasing the demand on existing Fire District resources. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety, interior roadway improvements and dedicated water storage for fire suppression, including compliance with State and local fire codes, as well as minimum private water supply reserves for emergency fire use. With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Office and is in a remote area not requiring increased response time by law enforcement in the event of an emergency. Article 27 of the Lake County Zoning Ordinance lays out specific guidelines for security measures for commercial cannabis cultivation to prevent access of the site by unauthorized personnel and protect the physical safety of employees. This includes:

i) establishing a physical barrier to secure the perimeter access and all points of entry;
ii) installing a security alarm system to notify and record incident(s) where physical barriers have been breached;
iii) establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors;
iv) maintaining the premises such that visibility and security monitoring of the premises is possible; and
v) establishing procedures for the investigation of suspicious activities. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

The proposed Project is not expected to significantly increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. The site will employ two permanent employees and two seasonal employees, hired locally. No impacts are expected.

4) Parks

The proposed Project would not increase the use of existing public park facilities and would not require the modification of existing parks or modification of new park facilities offsite. No impacts are expected.

5) Other Public Facilities

There would not be a need to increase other public facilities as a result of the proposed Project. The small staff needed for the proposed Project is anticipated to be hired locally, and no impacts are expected.

Less than Significant Impact

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a) It is likely that all the Project's staff would be hired locally, there would be no significant increase in the use of existing neighborhood and regional parks or other recreational facilities that would be the direct result of this Project.

No Impact

b) The proposed Project does not include any recreational facilities and would not require the construction or expansion of existing recreational facilities, and no impacts are expected.

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

e) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:

a) Roadway Analysis

The Project site is accessed via a shared private road off of Jerusalem Grade. Vehicles traveling to the site would utilize Spruce Grove Road either from the North or South, and take Jerusalem Grade East towards the Project site. The proposed Project does not conflict with any existing program plan, ordinance, or policy addressing roadway circulation. This includes the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Transit Analysis

The proposed Project is located in a remote rural area of the County that is not serviced by public transportation. The proposed Project does not conflict with any existing program plan, ordinance or policy addressing transit systems, including Chapter 6 of the General Plan.

Bicycle Lane and Pedestrian Path Analysis

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing bicycle and/or pedestrian issues, including Chapter 6 of the General Plan.

Less than Significant Impact

b) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows:

"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between four and eight during construction and operation.

The applicant would be operating under a Type 13 Cannabis Distributor Transport Only, Self-distribution License. In the "RL" zoning district, the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. The parcel where the Type 13 license would be located, as required by Article 27.11, shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure vehicle or trailer.

The proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

Less than Significant Impact

c) The Project is not a transportation project. The proposed use would not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Equipment used in cultivation would be transported to the project site as needed and would not need to be operated on Jerusalem Grade.

No Impact

e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways would meet CALFIRE requirements for vehicle access according to PRC §4290, including adequate width requirements. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. Spruce Grove Road is identified as a secondary evacuation route in the event of an emergency. Impacts on traffic are minimal as the project will employ two permanent employees and up to two seasonal employees. The proposed Project would not interfere with the County's adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:				
i) 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)?	☐	☒	☐	☐
ii) 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, the lead agency shall consider the significance of the +resource to a California Native American tribe?	☐	☒	☐	☐

Discussion:

i) A Cultural Resource Evaluation was prepared for the existing cultivation operation on May 28, 2019, by Registered Professional Archaeologist Dr. John Parker. A complete field inspection of APNs 013-015-34, 35, 39, & 43 (APNs 013-015-34 & 35 were later merged into APN 013-015-57) was performed for this Cultural Resource Evaluation. One isolated prehistoric artifact was discovered during the field inspection, and no historic artifacts or features were discovered.

A second Cultural Resource Evaluation was prepared, and a complete field inspection of APN 013-015-40 was performed on November 19, 2024, by Dr. John Parker. No historic or prehistoric cultural materials, features, or sites were discovered during the field inspection for this Cultural Resource Evaluation. California Historical Resource Information System (CHRIS) record searches were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two prehistoric sites had been recorded within 1 mile of the Project property. Requests were sent to the California Native American Heritage Commission (NAHC) on May 21st, 2019, and October 8th, 2025, for a review of the Sacred Lands File (SLF) for the Project area. To date no responses have been received regarding these requests.

Notice of the project under AB 52 was sent to twelve local Tribes on October 8, 2025. Of the notified Tribes, Middletown Rancheria responded and requested consultation. Tribal Consultation was held on October 27, 2025, where applicant information and site visit were requested. Representatives of the Middletown Rancheria Tribal Historic Preservation Department, Lake County Community Development Staff, and the Applicant's representative visited the Project site on December 3rd, 2025. The result of Tribal Consultation is that the Applicant entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department on March 9, 2026. Tribal Consultation was concluded on March 16, 2026.

Based on the findings of the CHRIS records search, field surveys / Cultural Resource Evaluations, and outreach efforts with local tribes, there is no indication that the Project would impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. Mitigation Measure TCR-1 requires that all employees are trained in recognizing potentially significant artifacts, and the notification of the culturally affiliated Tribe a licensed archaeologist, and the Lake County Community Development Director if any artifacts or remains are found. If, however, significant artifacts or human remains of any type are encountered, Mitigation Measure TCR-2 requires that all activity be halted in the vicinity of the find(s) and the applicant to notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures. Additionally, TCR-2 requires the applicant to notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5, should any human remains be encountered.

Less than Significant Impact with Mitigation Measures TCR-1 and TCR-2

Mitigation Measures:

TCR-1: All on-site personnel of the project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to the standards of the NAHC or the culturally affiliated tribe(s). Training would address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training would also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the Project. Tribal monitors would be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project.

TCR-2: If previously unidentified tribal cultural resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.

ii) Based on the findings of the CHRIS records searches, field surveys / Cultural Resource Evaluations, and outreach efforts with local tribes, there is no indication of the presence of Tribal Cultural Resources on the Project site. Additionally, the Applicant has entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department. Therefore, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 would be affected by the proposed project.

Less than Significant Impact with Mitigation Measures TCR-1 through TCR-4 incorporated

Mitigation Measures:

TCR 3: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) and that cultural sensitivity training has been provided to site workers.

TCR-4: At least 45 days prior to ground disturbing activities, the culturally affiliated Tribe shall be notified. A qualified tribal monitor(s) is defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals would include those who:

1. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR
2. Members of culturally affiliated tribe(s) who:
3. Are culturally affiliated with the project area, as determined by the NAHC; and
4. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).

XIX. UTILITIES AND SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a) The proposed Project would be served by two existing onsite groundwater wells, and onsite solar energy systems with a gasoline-powered generator as a backup energy source, for all project-related energy and water demands. The Project would not require or result in the relocation or construction of new or expanded water, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Stormwater from the existing and proposed structures and outdoor cultivation areas is/would be discharged to well-vegetated buffers surrounding the proposed Project. The existing and proposed outdoor cultivation areas would not increase stormwater runoff from the Project site. An ADA-compliant restroom, that discharges wastewater to a proposed Onsite Wastewater Treatment / Disposal System (septic), would be established within the proposed Processing Building for staff to use. Construction of the proposed septic system and use of well-vegetated buffers to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff would not cause significant environmental effects.

Less than Significant Impact

b) The applicant has submitted a Hydrogeologic Assessment Report (HAR) prepared on June 6, 2025, by Hurvitz Environmental Services, Inc., a Geological and Environmental Consulting firm for the proposed Project. All water for the proposed project would come from two existing onsite groundwater wells. Water from the groundwater wells would be stored within seven 2,500-gallon heavy-duty plastic water storage tanks and delivered to the proposed outdoor cultivation areas via PVC water supply lines and drip tapes/lines.

According to the HAR, the quantity of groundwater to be used for the Project's wells sphere of influence, compared to the average quantity of available groundwater, indicates that pumping for the proposed Project is unlikely to result in significant declines in groundwater resources over time, and pumping / groundwater extraction would not significantly impact neighboring wells or stream flow conditions in Soda Creek. Additionally, the applicant has provided a Drought Management Plan that would reduce onsite water usage by at least 10% during periods of declared drought emergency.

Less than Significant Impact

c) The Project would rely on the use of portable toilets and hand-washing stations and a proposed onsite wastewater treatment / disposal system (septic) for the ADA compliant restroom within the proposed processing facility. A wastewater treatment provider does not serve, nor is likely to serve, the Project property, due to its remote location.

No Impact

d) The Eastlake Landfill and Quackenbush Mountain Resource Recovery and Compost Facility are all located within reasonable proximity of the Project site. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020.

The existing landfill has sufficient capacity to accommodate the Project's solid waste disposal needs. The Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

e) The Project would be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐

Discussion:

a) The Project site is located in a remote rural area of the County, accessed via a shared private access road off of Jerusalem Grade. Only two to four staff would be needed to operate the proposed Project at any given time. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. The applicant would adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A. Spruce Grove Road is identified as a secondary evacuation route in the event of an emergency. Impacts on traffic are minimal as the project will employ two permanent employees and up to two seasonal employees. The proposed Project would not interfere with the County's adopted emergency response plan.

Less than Significant

b) The Project site is situated in a CAL FIRE, very high fire hazard severity zone and a wildland fire hazard area. The proposed Project includes existing water storage dedicated to wildfire suppression within a steel tank for emergency use, and the establishment and maintenance of 100 feet of defensible space around the commercial structures. The mitigation measures below would ensure that the proposed Project would not further exacerbate the risk of wildfire.

Less than Significant Impact with Mitigation Measures WDF-1 through WDF-4 incorporated

Mitigation Measures:

WDF-1: Grading and construction activities shall not occur during a red flag warning (per the local fire department and/or national weather service) when there is an increased risk of wildfire spread should equipment create a spark.

WDF-2: A water tender shall be present onsite during earth work to reduce risk of wildfire and fugitive dust mitigation.

WDF-3: The applicant shall create and maintain at least 100 feet of defensible space around the commercial structures and associated infrastructure.

WDF-4: The interior driveway shall be improved to meet the Public Resource Code 4290 and 4291, road safety standards for interior roadways serving commercial uses, including turnarounds every 400 feet or less for emergency vehicles.

c) The proposed Project, as described in the application documents and confirmed through site visits to the property, would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Maintenance of defensible space around the proposed Project may result in minor impacts to the environment immediately surrounding the proposed Project.

Less than Significant Impact

d) The Project site is situated in a very high fire hazard severity zone and a wildland fire hazard area. The erosion and sediment control measure, identified in the applicants' Property Management Plan, would likely be destroyed in the event of a wildfire. Therefore, the erosion and sediment control measures would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.

Less than Significant Impact with Mitigation Measure WDF-5 incorporated

Mitigation Measures:

WDF-5: In the event of wildfire and damages incurred to the site, the applicant shall re-install the erosion and sediment control measures identified in their Property Management Plan as soon as possible following a wildfire emergency affecting the project property.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion:

a) According to the biological and cultural studies conducted, the proposed cannabis cultivation Project does not 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 when mitigation measures are implemented.

All setbacks for watercourses would meet local, state, and federal regulations to prevent significant impacts on water quality. With the implementation of mitigation measures described in the Biological Resource Assessment and the Best Management Practices and other mitigation measures described throughout this initial study, the potential impact on important environmental, biological, historical and prehistoric resources would be reduced to less than significant.

Less than Significant with Mitigation Measures Incorporated

b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Tribal Resources, Geology and Soils, Hazards and Hazardous Material, Hydrology and Water Quality, Noise, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Of particular concern would be the cumulative effects on hydrology and water resources.

To address this issue, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrological Study and Drought Management Plan. The Project's Hydrogeologic Assessment Report (Hydrological Study) featured analysis of a 200-acre cumulative impact area surrounding the Project property, including future potential water uses as well as potential impacts to neighboring wells and streams. There are 2 pending and 5 approved projects within a 1-mile radius. There are 7 pending and 11 approved projects within a 3-mile radius. Upon review of the Project's Hydrogeologic Assessment Report and Drought Management Plan, along with the implementation of hydrological mitigation measures, the Project is expected to have a less than significant cumulative impact.

Implementation of and compliance with the 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 Incorporated

c) The proposed Project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Biological Resources, Cultural Resources, Tribal Resources, Geology and Soils, Hazards and Hazardous Material, Hydrology and Water Quality, Noise, and Wildfire have the potential to impact human beings. Implementation of and compliance with the 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 Incorporated

Source List

1. Lake County General Plan (2008)
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. East Side Farms Property Management Plan
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, (https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment 23071-23143 Jerusalem Grade, Lake County California, prepared by Pinecrest Research Corporation, Inc., March, 13 2026.
14. Cultural Resource Evaluation of four Parcels on Jerusalem Grade, Middletown, prepared by John W. Parker, Ph.D., RPA, May 28, 2019.
15. Cultural Resource Evaluation of one Parcel on Jerusalem Grade, Middletown APN 013-015-40, Prepared by John W. Parker, Ph.D., RPA, November 19, 2024.
16. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
17. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. 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
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Airport Land Use Compatibility Plan, adopted 1992
24. California Department of Forestry and Fire Protection - Fire Hazard Mapping
25. National Pollution Discharge Elimination System (NPDES)
26. FEMA Flood Hazard Maps
27. Lake County Aggregate Resource Management Plan
28. Lake County Bicycle Plan
29. Lake County Transit for Bus Routes
30. Lake County Environmental Health Division
31. Lake County Grading Ordinance
32. Lake County Natural Hazard database
33. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
34. Lake County Department of Water Resources
35. Lake County Waste Management Department
36. California Department of Transportation (Caltrans)
37. Lake County Air Quality Management District website
38. South Lake County Fire Protection District

39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
45. Hydrogeologic Assessment Report – 23119 & 23131 Jerusalem Grade, Middletown, CA, APNs 013-015-36, 013-015-38, 013-015-39, 013-01540, 013-015-43, 013-015-57, prepared by Hurvitz Environmental Services, Inc., June 6, 2025.
46. Drought Management Plan – East Side Farms

Attachments:

1. Property Management Plan
2. Biological Resource Assessment
3. Hydrogeological Assessment Report
4. Grading Questionnaire
5. Drought Management Plan

LAKE COUNTY OF
COMMUNITY DEVELOPMENT DEPARTMENT
Building & Safety Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2382

2024 GRADING QUESTIONNAIRE

Project Location

Site Address: 23083 Jerusalem Grade, Lower Lake *I* Middletown, CA
APN 013-015-40 Soil Type: 195 - Phipps Complex EHR: Moderate
Zoning: RL Flood Zone: D

Property Owner/Agent

Name: Ross Cunningham Phone: 214-868-3438
Address: 6010 Swiss Ave„ Dallas TX 75214 Email rcunningham@cunninghamswaim.com

All grading activities shall conform to the standards set forth in the Lake County Code Chapter 29 (Storm Water Ordinance) and Chapter 30 (Grading Ordinance) and implement Best Management Practices (BMPs) and Asbestos Dust Mitigation requirements where applicable for the duration of the project, including, but not limited to pre-construction, construction, and post construction activities. To access Chapter 30 and Chapter 29 of the Lake County Code please click on the following link: https://library.municode.com/ca/lake_county/codes/code_of_ordinances. For site specific information on your parcel please go to the Lake County, CA GIS Portal at: https://gispublic.co.lake.ca.us/portal/home/.

This 2024 Grading Questionnaire is designed to help you and assist the Community Development Department to determine whether a grading permit is required for your project. Please answer all the following questions, provide project location, project description, site plan and signed questionnaire. Additional information may be required.

If you have any question or concerns while completing this application, please consult or contact:

1) Lake County Grading Ordinance Chapter 30
2) A State of California licensed grading contractor or engineer
3) Lake County Community Development Department

Project Description (please provide specific details):

Please see Project Description, attached.

Please complete the following estimates.

In square feet how much vegetation will your project be clearing? LCC 30-14 -60,000 sq. ft.
In cubic yards (cy3) how much material will your project displace? -100 cy3
Is your site plan attached to this questionnaire? LCC 30-18.4 Yes

Yes	No	Unknown	No.	Lake County Code (LLC) Summary
X	□	□	1.	Will your project be displacing more than fifty (50) cubic yards (cy3) of material. LCC 30-17.4.9 - LCC 30-17.4.10
□	☒	□	2.	Will your project involve the excavation of material below finished grade for sewage disposal systems, tanks, vaults, basements, or swimming pools where such excavation is authorized and under the provisions of a valid County building permit, or Environmental Health Division permit. LCC 30-17.4.7
□	□	XI	3.	Will your project be stockpiling rock, sand, or aggregate involved in the construction of a building authorized by a valid Lake County Building permit? LCC 30-17.4.8
□	E	□	4.	On your project site, are there any known NOA (naturally occurring asbestos) serpentine soils onsite? LCC 30 Article III (n) 4 LCC 30-17.4.5 (a)

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☐	☒	☐	5.	5) On your project site, are there any known sensitive species or habitat onsite? LCC 30-17.4.15 (c) LCC 30-20 (d)
E	☐	☐	6.	Will your project be creating a fill area for the support of a structure? LCC 30-17.4.5
☐	E	☐	7.	Will your project occur within thirty (30) feet of/or involve the alteration of any drainage, watercourse, lake, wetland or vernal pool? LCC 30 Article III (w) 1&2 LCC 30-9 LCC 30-17.4.3 (b) LCC 17.4.15 (b)
☐	KI	☐	8.	Is your project located on or near a FEMA mapped floodway? LCC 30 Article III (f) 1&2 LCC 30-20-(h)
☐	K	☐	9.	Will your project site contain archaeological or historical resources? LCC30-8 (Cultural Resources) LCC 30-17
☐	E	☐	10.	Will your project grading occur during the winter period, October 15 through April 15th? LCC 30-24.1
☐	KI	☐	11.	Will your project include the disturbance of soils with a severe erosion hazard rating? LCC 30 Article III (e) 8 LCC 30-17.4.5 (a)
☐	☒	☐	12.	Will your project include grading for a new fire break? LCC 30-17.4.20
☐	☒	☐	13.	Will your project include grading for the routine mechanical practices of an existing agricultural crop or operations including existing drainage and erosion control facilities LCC 30-17.4.2 (a) (b)
S	☐	☐	14.	Will your project expand the footprint of the existing farming activity or operation? LCC 30-17.4.3 (a)
☐	KI	☐	15.	Will your project be removing any previously cultivated trees, vines or other plants having stable woody root systems extending at least twelve (12) inches below the soil surface? LCC 30-17.4.3 (c)
☐	KI	☐	16.	Will your project create a fill slope greater than 1 (one) foot in depth or to support a structure? LCC 30-12 LCC 30-12.3 LCC 30-17.4.10
☐	B	☐	17.	Will your project create cuts greater than two (2) feet in depth or slope Exceeding five (5) feet in height and steeper than two (2) horizontal to one (1) vertical? (26.6% slope) LCC 30-12 LCC 30-12.2 LCC 30-17.4.9
☐	E	☐	18.	Will your project include conducting surface mining? LCC 30-17.4.11
☐	E	☐	19.	Will your project be creating temporary holes or trenches for geotechnical, Geological or archeological exploration? LCC 30-17.4.14
☐	E	☐	20.	Will your project involve clearing understory vegetation? (The underlying layer of vegetation in a forest or wooded area, trees and shrubs growing between the forest canopy and the forest floor). LCC 30-17.4.15(a-c)
☒	☐	☐	21.	Will your project involve the widening or lengthening an existing road, highway, trail, firebreak and or driveway? LCC 30-10 LCC 30-17.4.19
☐ 5%	☐	☐	22.	What slope or percentage of grade will your project be conducted on? LCC 30 Article III (s) 6 LCC 30-17.4.5 (c) LCC 30-20.1 (e)
☐	E	☐	23.	Does your project involve the removal of any riparian vegetation LCC 30 Article III (r) 4 LCC30-17.4.5 (b)
☐	KI	☐	24.	Is your project considered as emergency grading? LCC 30 Article III (e) 2 LCC 30-23

Please return this completed questionnaire with a site plan to the Community Development Department so staff can determine the type of grading permit you will need.

Certification Statement

I certify that I am the owner, or have authority to act on behalf of the owner, of the above-described property and do certify that the answers to the foregoing questions are true and correct to the best of my knowledge and, further, that I hereby indemnify and hold harmless the County of Lake, its officers, and employees, for any damage and/or expenses arising as a result of incorrect answer(s) to any of the above questions.

Owner/Agent Signature: Ross Cunningham 51DE756E825541B... **Date:** 8/5/2025

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FOR DEPARTMENT USE ONLY

The Community Development Department has determined that the proposed grading project
does ( ) does not ( )
meet the of Permit Exemption and Requirements of **Section 30-17** of the Lake County Code and hereby
issues ( ) denies ( )
said grading permit exemption.

Date_____ By: _____ Title:_____

Zoning:_____

Comments:_____

_____

_____

Other Permits required:

_____

Note: All applicable permits must be obtained from all required agencies.

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PROJECT DESCRIPTION

East Side Farms, Inc. (ESF) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23131 Jerusalem Grade near Middletown, CA on APNs 013-015-39, 40, 43 & 57 (Project Parcels). The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 and three A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2. The proposed cannabis canopy areas would be located within an existing 34,346 ft^2 fenced outdoor cultivation area on APN 013-015-57, an existing 34,800 ft^2 fenced outdoor cultivation area on APN 013-015-43, and a proposed 50,000 ft^2 fenced outdoor cultivation area on APN 013-015-40. ESF currently operates an A-Type 3 "Medium Outdoor" Cultivation on the Project Parcels under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616.

The rural lands-zoned Project Property is composed of six parcels totaling approximately 35-acres (Lake County APNs 013-015-36, 38, 39, 40, 43 & 57), all of which are owned by Mr. Ross Cunningham, who is the owner and operator of East Side Farms, Inc. The Project Property is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC 12), and approximately 7.5 miles northeast of Middletown, CA. The Project Property is accessed via a shared gravel access road that connects to Jerusalem Grade approximately 600 feet east of the Project Property. Current land uses of the Project Property include rural residential estates and commercial cannabis cultivation.

The Project Parcels and existing/proposed cultivation areas are accessed via private gravel access roads off of the shared private gravel access road. Locking metal gates control access to the private gravel access roads of the Project Parcels. The Project Parcels have been improved with two groundwater wells (within wooden well houses), a residence, a wooden bam, a metal building, two wooden sheds, five 2,500-gallon water storage tanks, and a 30,000-gallon metal fire water storage tank. ESF proposes to use the existing onsite 30' X 70' (2,100 ft^2) metal building for cannabis drying, and the existing onsite 28' X 40' (1,120 ft^2) wooden bam for harvest storage. Additionally, ESF proposes to add a 30' X 70' (2,100 ft^2) greenhouse for immature plant cultivation and a 30' X 100' (3,000 ft^2) metal building for cannabis processing.

The existing and proposed outdoor cultivation areas are/will be enclosed with 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. Metal gates secured with commercial-grade locks are/will be used to control access to the existing and proposed outdoor cultivation areas. The growing medium of the existing and proposed outdoor cultivation areas will be an amended native soil mixture at or below grade, with drip and micro-spray irrigation systems.

All water for the existing/proposed cultivation operation is/will be supplied from the two existing onsite groundwater wells (no surface water diversions associated with the existing/proposed cultivation operation). Irrigation water from the onsite groundwater wells is/will be stored within eight 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the existing/proposed

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cultivation areas via polyvinyl chloride (PVC) piping. Water for the 30,000-gallon metal fire water storage tank and existing outdoor cultivation area on APN 013-015-57 is/will be provided by the groundwater well located at Latitude 38.810926° and Longitude -122.488773° (identified as "B" on Site Plans). Water for the proposed immature plant area, existing outdoor cultivation area on APN 013-015-43, and proposed outdoor cultivation area on APN 013-015-40 is/will be provided by the groundwater well located at Latitude 38.809398° and Longitude -122.488449° (identified as "A" on Site Plans).

Three ephemeral Class III watercourses form on and flow off of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) are/will be stored within the existing onsite Pesticide & Agricultural Chemicals Storage Area (wooden shed). Only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis are/will be used.

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

Power is/will be provided to the security cameras, lights and well pumps of the Project Property via ground and roof-mounted solar panels with battery storage/backup systems. The proposed Processing and Drying Buildings (existing and proposed metal buildings) will be equipped with fans, lights and dehumidifiers. Power would be provided to the Processing and Drying Buildings from roof-mounted solar arrays and battery banks. Two quiet and fuel efficient gasoline-powered generators will be used as a backup power sources for the proposed Processing and Drying Buildings, for when power cannot be supplied from the roof-mounted solar arrays and battery banks.

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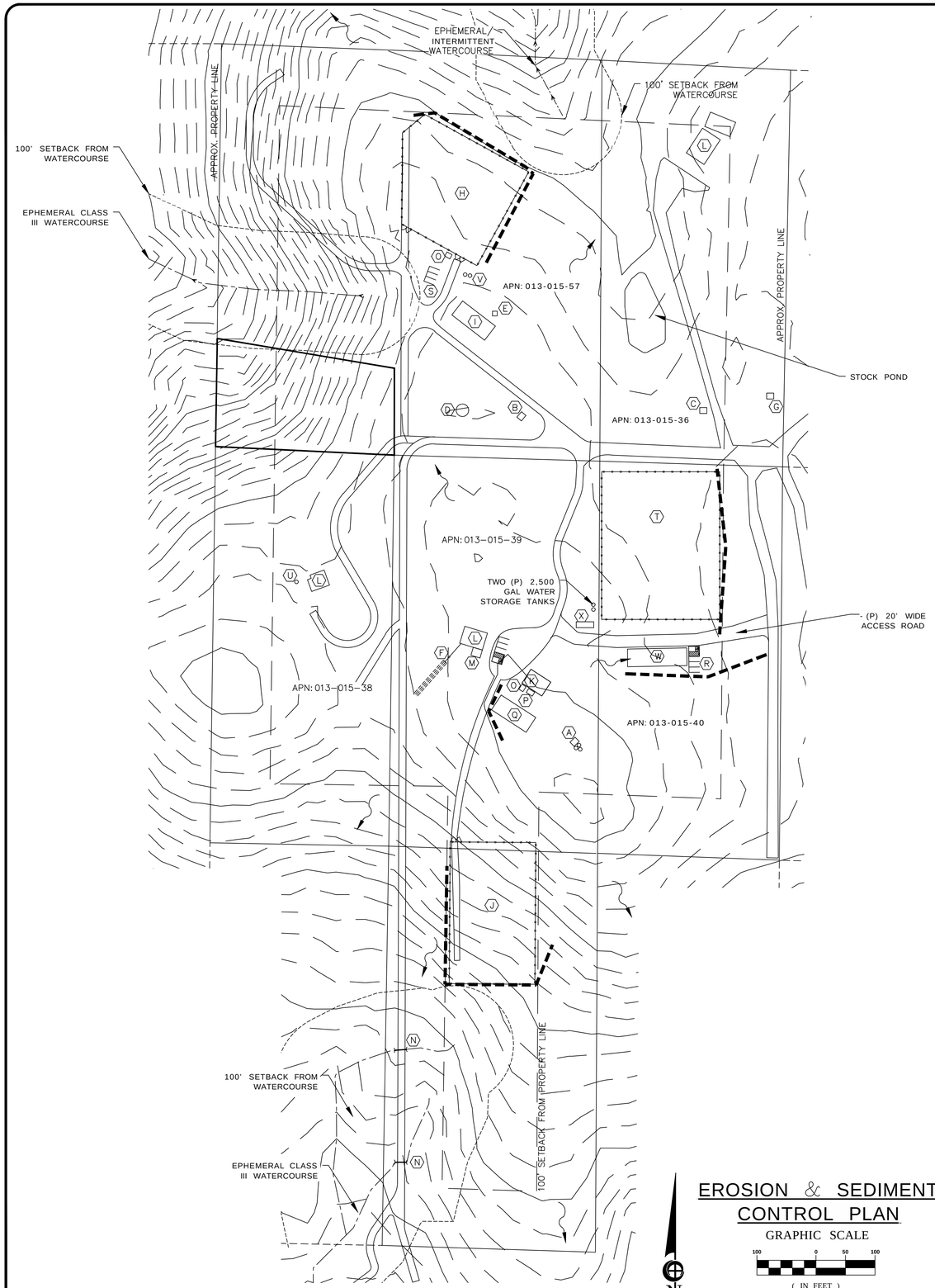


EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

(A) (E) GROUNDWATER WELL *&c* THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398'
LONG: -122.488449'

<B> (E) GROUNDWATER WELL *&c* 1O'x12' WELL HOUSE
LAT: 38.810926'
LONG: -122.488773'

(5) (E) GROUNDWATER WELL *&c* 1O'X12' WELL HOUSE
LAT: 38.81094'
LONG: -122.48775°

(D) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(E) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(F) (E) SEPTIC AREA

(G) (E) 1O'x12' SHED

(H) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(I) (E) 3O'X7O' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x40' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

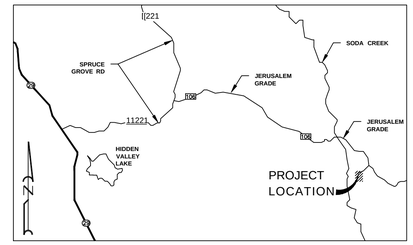
(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

(ij) (E) GROUNDWATER WELL *&c* 1O'X12' WELL HOUSE
LAT: 38.81013'
LONG: -122.49016'

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

<W> (P) 30'x100' (3,000 SF) PROCESSING BUILDING

<X> (E) GROUND-MOUNTED SOLAR ARRAY



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNS:013-015-36, 38, 39, 40, 43 & 57

LEGEND:

-----1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
gaa	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'

DRAINAGE PATTERNS

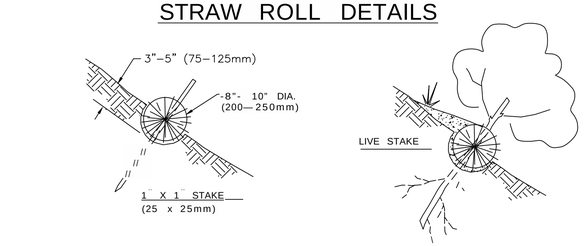
STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)

DISCHARGE POINT

S-1 SAMPLING LOCATION

CMS CONSTRUCTION MATERIALS STORAGE AREA

STRAW ROLL DETAILS



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-1 25mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

Revisions:

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EROSION & SEDIMENT CONTROL PLAN

EASTSIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95819
LAKE COUNTY APNS:013-01 5-34, 013-015-35, 013-015-39 & 013-015-43

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET:
5

HYDROGEOLOGIC ASSESSMENT REPORT

23119 & 23131 Jerusalem Grade Road
Middletown, CA
APN's: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, 013-015-57

PREPARED FOR:
East Side Farms
23131 Jerusalem Grade Road
Middletown, CA

June 6, 2025

PREPARED By:

HURVITZ ENVIRONMENTAL SERVICES INC.
105 Morris Street, Suite 188
Sebastopol, California 95472

Lee S. Hurvitz, PG #7573 CHG #1015
Certified Hydrogeologist

PROJECT No. 5309.01

HURVITZ ENVIRONMENTAL
GEOLOGIC & ENVIRONMENTAL CONSULTING

June 6, 2025

East Side Farms Inc.
23131 Jerusalem Grade Road
Middletown, CA

RE: Hydrogeologic Assessment Report
23119&23131 Jerusalem Grade Road, Middletown, Ca
APN: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, 015-013-57
HES Project No. 5309.01

East Side Farms:

Hurvitz Environmental Services, Inc. (HES) is pleased to submit this Hydrogeologic Assessment Report for the subject properties. HES prepared this Assessment to comply with the Lake County Cannabis Cultivation Permit requirements. The purpose of this Assessment was to evaluate the existing and proposed water usage at the site, and to determine if there is sufficient aquifer supply and storage, to sustainably meet the demands of the proposed site operations, and to evaluate the potential effects of the groundwater withdrawal on neighboring wells, and on nearby streamflow.

Based on the assumptions and estimates presented in this report, the quantity of groundwater to be used for the Project and within the defined Cumulative Impact Area, compared to the quantity of available groundwater, indicates that pumping for the Project is unlikely to result in significant declines in groundwater resources over time. Based on the findings of this report, pumping and groundwater extraction at Site Well A, and Site Well B, will not significantly impact neighboring wells or stream flow conditions in Soda Creek. In addition, based on the relative distance to the coastal areas, the depth of the Site Wells, and the proposed water usage rates, salt water intrusion is not considered a concern to this Assessment.

We appreciate the opportunity to provide you with these services. Please do not hesitate to contact us at your convenience, should you have any questions or comments regarding this report or our recommendations.

Sincerely,
HURVITZ ENVIRONMENTAL SERVICES, INC

Lee S. Hurvitz, PG# 7573 CHG #1015
Certified Hydrogeologist

CERTIFIED HYDROGEOLOGIST
LEE S. HURVITZ
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1.0 INTRODUCTION AND SCOPE OF SERVICES

We understand that East Side Farms, Inc. (the Applicant) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation (the Project) at 23119 & 23131 Jerusalem Grade near Middletown, CA (the Site). The Site is further identified as Assessor's Parcel Numbers (APN's) 013-015-36, 38, 39, 40, 43 & 57, **(PLATE 1 - Site Location Map).** The proposed onsite cultivation will rely on groundwater resources from two (2) of the Sites wells to meet the Projects irrigation demands.

Therefore, on behalf of the Applicants, Hurvitz Environmental Services (HES) conducted a Hydrogeologic Assessment of the properties in accordance with Lake County guidelines for groundwater analysis and hydrogeologic assessment reports.

Therefore, this groundwater report includes the following elements:

- Delineation of a Cumulative Impact Area.
- Estimates of existing and potential water uses within the Cumulative Impact Area based on established usage rates.
- Characterization of local hydrogeologic conditions within the Site watershed and sub-basin.
- Compilation of Well Completion Reports (drillers' logs) from the area.
- Evaluation of well yield test data collected from the proposed project irrigation wells.
- Estimates of annual groundwater storage and recharge relative to existing and proposed groundwater uses.
- Assess potential for the project to create salt water intrusion.
- Assess potential for well interference between the project well and neighboring wells and between the project well and nearby creeks.

2.0 SITE DESCRIPTION

The Site is located approximately 3.5 miles east of Hidden Valley Lake and 7.5 miles northeast of Middletown California **(PLATE 1 - Site Location Map).** The Site is identified as 23131 and 23119 Jerusalem Grade Road and is composed of six parcels (Lake County APNs 013-015-36, 38, 39, 40, 43 & 57), which total approximately 35-acres. The Site has been improved with a wooden barn, a metal building, three residences, four groundwater wells, five 2,500-gallon water storage tanks, and a 30,000-gallon metal fire water storage tank.

The Site is located within the Hydrologic Unit Code (HUC) 12-180201620304 (Soda Creek Sub-Watershed). The Site is not located within any of the groundwater basins/management plan areas identified in the 2006 Lake County Groundwater Management Plan[1] and is not identified by the State as being within a Priority Groundwater Basin. Soils of the Site are identified as the Bally-Phipps and Phipps complex by the NRCS Web Soil Survey, and characterized as well-drained gravelly sandy and clay loams.

Cannabis cultivation is proposed on three (3) of the six (6) Site parcels with irrigation and operational water coming from two (2) of the four (4) Site groundwater wells. The approximate locations of the proposed cultivation areas, the existing groundwater wells, and other current and proposed Site features are shown on **PLATE 3 -Site Plan.** Site Photographs are presented in **APPENDIX A.**

2.1 USGS 7.5-Minute Quadrangle Map

HES reviewed the United States Geological Survey (USGS) Jericho Valley 7.5-minute Quadrangle Map, 2018, **(PLATE 4 - USGS Topographic Map).** The approximately 35-acre Site encompasses a southern ridge and a portion of a shallow sloping hill. The maximum elevation onsite is approximately 1,070 feet above mean sea level (MSL) located along the northern portions of the Site, and a low elevation of approximately 970 feet MSL occurs near the southern portion of the Site. There are no mapped or observed water courses on the property however Soda Creek, an intermittent stream, is located approximately 1,000 feet to the west of the Site. Two smaller tributary streams including Gunther Creek are also located approximately 1,000 feet to the north, and south of the Site.

2.2 Geologic Conditions

HES reviewed the Geologic Map of California, 2010, prepared by the California Geologic Survey. According to the Map reviewed, the Site lies within a geologic region characterized by Quaternary aged volcanic rocks (Qv) consisting of volcanic flow rocks and minor pyroclastic deposits. The site is bordered to the north and east by Mesozoic aged ultramafic rocks (Um) consisting of serpentine, minor peridotite, gabbro and diabase. A thrust fault also trends northwest/southeast near the eastern boundaries of the Site, **Plate 5 - Geologic Map.**

2.3 Regional Groundwater

According to USGS[1] maps reviewed; the project site is located within the Soda Creek Sub-watershed (HUC-12 -180201620304) of the Middle Putah Groundwater Basin which is within the jurisdiction of the Central Valley Regional Water Quality Control Board. Soda Creek Watershed consists of 20,811 acres and Soda Creek flows southeast and is a tributary to Putah Creek.

The Middle Putah Groundwater Basin is bordered by Clear Lake to the north, the Clear Lake Volcanics to the east, and the Franciscan Formation borders the Basin to the west and south. The Middle Putah Inventory Unit is in the southeastern portion of Lake County. The Inventory Unit is rural and includes approximately 62,654 acres. The 2001 population of the Middle Putah Inventory Unit was 229. The primary irrigated crop types in this region are pasture and grapes. The total irrigated crop area in 2001 was 1,522 acres, and total dry-farmed crop area was 67 acres. Walnuts are the non-irrigated crops in this region. The Middle Putah Inventory Unit does not contain any water agencies that supply domestic or agricultural water; all domestic and agricultural water users are self-supplied. Groundwater is the primary source of supply for all water users.

Land use changes have occurred through the past several decades with an increase in residential development and more recently commercial cannabis cultivation. Currently, water resources are generally considered to be substantial with more than enough to sustain the current demands in most of the Middle Putah Groundwater Basin. However, with land use changes, historic droughts, and increased development throughout California, there is becoming an increased regulatory framework designed to protect the water resources in California. Even with the evolving regulatory dynamics surrounding groundwater, this area is considered to be very low priority due to the rural setting and the developmental constraints in the area.

[1] https://apps.nationalmap.gov/viewer/

3.0 SITE DEVELOPMENT AND WATER USE

3.1 Cannabis Cultivation - APN: 013-015-40 & 013-015-43

East Side Farms, Inc. is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 23119 & 23131 Jerusalem Grade near Middletown, CA on APN's 013-015-36, 38, 39, 40, 43 & 57 (Project Parcels). The total proposed commercial cannabis cultivation operation would be composed of an A-Type 3, and two A-Type 1C Lake County License Types, with a total combined aggregate cannabis canopy of 50,560 ft^2 (~1.23-acres). Cannabis cultivation will only occur on three (3) of the Project Parcels (APN: 013-015-40, 43, and 57) with the remaining three (3) parcels being used for residential occupancy (APN: 013-015-36, 38, and 39).

The outdoor cannabis canopy area for Project Parcel 013-015-40 will consist of 21,600 ft^2 (-0.50-acre) and would be located as shown on the **Site Plan, Plate 3.** This Project Parcel will also have a 2,100 ft^2 (~0.05-acres) immature plant nursery area. The outdoor cultivation area on APN 013-015-43 currently contains thirty (30), 496 ft^2 canopy areas, for a total of 14,880 ft^2 of canopy (-0.34 acres). All irrigation water for the existing and proposed cultivation on these two Project Parcels will be supplied from the groundwater well located on the Site parcel 013-015-39 (Site Well A). Irrigation water derived from Site Well A will be stored within four (4), 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the existing and proposed cultivation areas via polyvinyl chloride (PVC) piping.

Cannabis irrigation water demand is estimated to be fairly consistent with Permit Sonoma Guidelines of 2 acre-feet/acre/year for outdoor cannabis. Immature plant areas are expected to use 2,750 gallons/month for the four (4) months of proposed operation. Based on this water use rate, we have calculated the Applicants anticipated cannabis irrigation water use on these two Project Parcels using Site Well A.

21,600ft^2 canopy (APN: 013-015-40) + 14,880ft^2 canopy (APN: 013-015-43) =
36,480ft^2 or 0.84 acres = Total Proposed Outdoor Cultivation (APN: 013-015-40/43)

so,

0.84 acres (outdoor cultivation canopy) x 2 acre-feet/year (irrigation rate) =
I.68 acre-feet/yr. = Annual Irrigation for Outdoor Cannabis (APN: 013-015-40/43)

and,

2,750 gallons/month (nursery irrigation rate) x 4 months (irrigation schedule) =
I I,000 gallons/yr. or 0.03 acre-feet/year = Annual Nursery Irrigation Rate

A water distribution subsystem will be designed to deliver well water directly into the storage tanks before being transferred to additional mixing tanks located strategically within the cultivation areas. Cannabis irrigation will be performed through drip irrigation that will come directly from either the large holding tanks or smaller mixing tanks. Access to the water storage tanks would also be made available for emergency use by Lake County Fire, and CalFire for fire management purposes, as necessary.

The Project plans do not involve any water diversions, or imported water so all Project water will be derived from Site Well A. Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in **TABLE 1- Total Projected Site Water Usage.**

3.1.1 Residential Water Uses

There are currently no residences on the Project Parcels 013-015-40 & 43. Therefore, residential water use was not factored into the water use assessment for these parcels.

3.1.2 Employee Water Uses

According to the Applicants, the proposed cultivation Project will require the following combined employee count for the entire Project:

- 4 permanent year-round employees
- 4 additional seasonal employees during harvest
- 6 additional seasonal employees during processing

Based on the data provided, we estimate that the entire project will have the equivalent of eight (8) full time employees, for 180 days/year. Using the Napa County Water Availability Guidance Document estimate of 15 gallons of water utilized per day per cultivation worker on site, we calculated the following additional water usage for the employees as follows:

8 (employees) x 15 gallons/day (daily employee water usage) x 180 days/year =
21,600 gallons /year (0.7 acre-feet/year) = Employee Groundwater Usage

3.1.3 Total Site Water Use

The total annual cannabis related water uses for Site Well A, on Project parcels 013-015-40/43, is tabulated below:

1.68 acre-feet/year (outdoor irrigation) + 0.03 acre-feet/yr. (nursery irrigation) + 0.07 acre-feet/year (employees) =
1.78 acre-feet/year = Total Proposed Cannabis Water Use (Site Well A)

Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in **TABLE 1 -Total Projected Site Water Usage.**

3.2 Cannabis Cultivation - APN: 013-015-57

The outdoor cannabis canopy area for Project Parcel 013-015-57 will consist of 14,080 ft^2 (~ 0.32-acres) and would be located as shown on the **Site Plan, Plate 3.** All irrigation water for the existing and proposed cultivation on this Project Parcel will be supplied from the groundwater well located on the same parcel (Site Well B). Discussions on well constructions and well yields are presented in Section 4.2 of this Report. Irrigation water from Site Well B will be stored within two (2) 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the existing and proposed cultivation areas via PVC piping. This Project Parcel will also contain a 30,000-gallon metal fire water storage tank that will be filled annually from Site Well B. The approximate locations of the proposed outdoor cultivation areas, Site Well B, and other Site features are shown on **(PLATE 3 -Site Plan).**

Cannabis irrigation water demand is estimated to be consistent with the other Project Parcels at 2 acre-feet/acre/year. No immature plant nursery is proposed on this Site parcel. Based on this water use rate, we have calculated the applicants anticipated cannabis water use below for Site Well B.

0.32 acres (total outdoor canopy) x 2 acre-feet/year (irrigation rate) =
0.64 acre-feet/year = Total Proposed Cannabis Water Use (Site Well B)

As with the other Project Parcels that are proposed for cannabis cultivation, a water distribution subsystem will be designed to deliver well water directly into the storage tanks before being transferred to additional mixing tanks located strategically within the cultivation areas. Cannabis irrigation will be performed through drip irrigation that will come directly from either the large holding tanks or smaller mixing tanks. Access to the 30,000-gallon metal water storage tank would also be made available for emergency use by Lake County Fire, and CalFire for fire management purposes, as necessary.

The Project plans for this parcel do not involve any water diversions, or imported water so all project water will be derived from the existing Site Well B. Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in **TABLE 1- Total Projected Site Water Usage.**

3.2.1 Residential Water Uses

There are no residences on this Project Parcel. Therefore, residential water use was not factored into the water use assessment for this Site.

3.2.2 Employee Water Uses

According to the Applicants, the entire proposed Project at 23119 & 23131 Jerusalem Grade Road will require the following employee count:

- 4 permanent year-round employees
- 4 additional seasonal employees during harvest
- 6 additional seasonal employees during processing

The associated water usage for this employee count was already factored into the Project water use total coming from Site Well A. Therefore, employee water use was not factored into this Site parcel or Site Well B.

3.2.3 Total Site Water Use

The annual Project water use estimate for the cannabis irrigation from Site Well B is 0.64 acre-feet/year. In addition, Site Well B will be used annually to fill a 30,000-gallon fire water tank, bringing the total annual Site Well B water use to **0.73 acre-feet/year** (0.64 acre-feet (irrigation) + 0.09 acre-feet (fire water)). Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in **TABLE 1 - Total Projected Site Water Usage.**

3.3 Residential Occupancy - APN: 013-015-36, 013-015-38, 013-015-39

The remaining three (3) Project Parcels are APN: 013-015-36, 013-015-38, and 013-015-39, which are currently utilized for residential occupancy only. One residence is located on each of these three (3) parcels, and groundwater is supplied to the parcels by the existing groundwater wells located on each parcel. The groundwater wells for parcels 013-015-36 and 013-015-38 are dedicated residential wells (Well C and Well U), and the domestic water supply for Project Parcel 013-015-39 is from Site Well A, which is also used for cannabis cultivation on two other parcels (013-015-40/43).

Using Permit Sonoma's 8-2-1 Water Supply, Use and Conservation Assessment Guidelines[2] estimate of 0.5 acre-feet (162,925 gallons) of water per year for a primary dwelling with unspecified landscaping, we have estimated that the entire Sites total annual groundwater demand for domestic purposes is 1.5 acre-feet/year (3 residences x 0.5 acre-feet/year/residence). Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in **TABLE 1 - Total Projected Site Water Usage.**

TABLE 1 - TOTAL PROJECTED SITE WATER USAGE

Water Use	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Total
	---------Gallons----------													acre-ft
23131 Jerusalem Grade Road - APN 013-015-40 & 013-015-43 - East Side Farms - Site Well A														
Outdoor Cultivation	0	0	0	0	0	97,000	110,000	120,000	120,000	100,430	0	0	547,430	1.68
Immature Plant Nursery	0	0	0	1,400	2,700	4,100	2,800	0	0	0	0	0	11,000	0.03
Employees (entire farm)	0	0	0	1,000	2,000	3,000	3,000	3,000	3,000	3,600	3,000	0	21,600	0.07
Total Parcel Water Use	**0**	**0**	**0**	**2,400**	**4,700**	**104,100**	**115,800**	**123,000**	**123,000**	**104,030**	**3,000**	**0**	**580,030**	**1.78**
23119 Jerusalem Grade Road - APN 013-015-57 - East Side Farms - Site Well B														
Outdoor Cultivation	0	0	0	0	0	38,000	42,000	45,000	45,000	38,544	0	0	208,544	0.64
Fire Water Tank	0	0	30,000	0	0	0	0	0	0	0	0	0	30,000	0.09
Total Parcel Water Use	**0**	**0**	**30,000**	**0**	**0**	**38,000**	**42,000**	**45,000**	**45,000**	**38,544**	**0**	**0**	**238,544**	**0.73**
23131 Jerusalem Grade Road - APN 013-015-36, 013-015-38, & 013-015-39 - Well A, C, U														
013-015-36 WellC	13,500	13,500	13,500	13,500	13,500	13,500	13,800	13,800	13,825	13,500	13,500	13,500	162,925	0.5
013-015-38 WellU	13,500	13,500	13,500	13,500	13,500	13,500	13,800	13,800	13,825	13,500	13,500	13,500	162,925	0.5
013-015-39 Well A	13,500	13,500	13,500	13,500	13,500	13,500	13,800	13,800	13,825	13,500	13,500	13,500	162,925	0.5
Total Residential Site Water Use	**40,500**	**40,500**	**40,500**	**40,500**	**40,500**	**40,500**	**41,400**	**41,400**	**41,475**	**40,500**	**40,500**	**40,500**	**488,775**	**1.5**
TOTAL COMBINED SITE WATER USE	**40,500**	**40,500**	**70,500**	**42,900**	**45,200**	**182,600**	**199,200**	**209,400**	**209,475**	**183,074**	**43,500**	**40,500**	**1,307,349**	**4.01**

The estimated annual irrigation and employee water use for the Project Parcels 013-015-40 & 013-015-43 (Site Well A) is approximately 580,030 gallons/year or 1.78 acre-feet/year. Site Well A also has a residential water demand for Site parcel 013-015-39 which accounts for an additional 0.5 acre-feet/year. This brings the total annual water demand from Site Well A to 2.28 acre-feet/year. Based on this total water use estimate, Site Well A would need to produce an average of approximately **4,856 gallons/day (gpd) or 3.37 gpm** over the entire cultivation season (153 days), with a peak water demand of **5,391 gpd or 3.74 gpm** occurring annually between August and September.

The estimated annual cannabis irrigation water and fire tank water use for the Project Parcel 013-015-57 (Site Well B) is approximately 238,544 gallons/year or 0.73 acre-feet/year. Based on this water use

estimate, Site Well B would need to produce an average of **1,363 gallons/day (gpd) or 0.95 gpm** over the 153-day cultivation season (June-October), with a peak water demand of **1,475 gpd or 1.02 gpm** occurring annually between August and September.

The combined annual water usage rate of Site Well A and Site Well B, which includes all existing and proposed cannabis cultivation, and one (1) residential dwelling is approximately 980,812 gallons/year or 3.01 acre-feet/year. Based on the water use estimates, Site Wells A and B would have an average water usage rate of **6,219 gpd or 4.32 gpm** over the 153-day cultivation season, and a peak (60-day) water usage rate of **6,866 gpd or 4.77 gpm.**

Site Wells C and U will each be used for one residence on separate Project Parcels. Based on the estimate of 0.5 acre-feet/year per residence, each residential well would need to produce 0.31 gpm continuously throughout the year. The addition on these two residences brings the Sites total annual water usage rate up to 4.01 acre-feet/year.

4.0 CUMULATIVE IMPACT AREA

HES reviewed available water well records obtained from the California Department of Water Resources (DWR), and assessed information obtained from peer-reviewed scientific publications as referenced in this report to determine an appropriate Cumulative Impact Area (CIA) that would encompass contiguous properties. HES delineated the CIA based on known geologic, hydrologic and groundwater characteristics in the area. The CIA is a polygon shaped area with a total area of ~200-acres. The area extends westerly to Soda Creek and includes all contiguous properties to the Site

HES identified sixteen (16) parcels in the CIA including the six (6) Project Parcels. The CIA includes the entire Site and all or portions of the other 11 properties **(PLATE 6 - Site Plan with Cumulative Impact Area).** The property sizes in the CIA range from 5-acres to 321-acres. All surface water for the CIA eventually drains into Soda Creek. Fifteen (15) of the CIA properties are located in "RL" (Rural Land District) zoning and one CIA parcel has a zoning of APZ. The RL zoning designation allows for agricultural uses and single-family dwellings. The APZ (Agricultural Preserve Zoning) zoning designation aims to protect land capable of producing agricultural products and encourages agricultural uses of the land. Zoning in this area is unlikely to change so future development is anticipated to be consistent with currently allowed conditions. Descriptions of each parcel within the CIA is presented on **Table 2 - Cumulative Impact Area Properties.**

TABLE 2 - CUMULATIVE IMPACT AREA PROPERTIES

Item No.	APN	Acres	Zoning Code	General Land Use
1	136-061-05	20.6	RL-WW	Pasture
2	036-061-06	19.93	RL-WW	Rural Residential/Pasture
3	013-015-23	321.07	ARZ-WW	Vacant
4	013-015-57	10.06	RL	Cannabis Cultivation
5	013-015-36	4.96	RL	Rural Residential
6	013-015-37	5.02	RL	Vacant
7	013-015-38	5.05	RL	Rural Residential
8	013-015-39	5.05	RL	Rural Residential
9	013-015-40	5.04	RL	Vacant
10	013-015-41	5.04	RL	Rural Residential
11	013-015-42	5.08	RL	Vacant
12	013-015-43	5.07	RL	Cannabis Cultivation
13	013-015-58	20.34	RL	Cannabis Cultivation/Rural Residential
14	013-015-45	5.06	RL	Vacant
15	013-015-49	5.08	RL-WW	Rural Residential
16	013-015-04	81.27	RL	Vacant

4.1 GROUNDWATER USAGE

Based on available information including a Google Earth February 2023 aerial photograph, HES estimated the land use acreage within the 200-acre CIA as follows:

110-acres	Pasture/woodland
20-acres	Riparian areas
15-acres	Residential (~2 acres/residence)
55-acres	Cannabis Cultivation (only ~2.23 acres cultivated on 55-acres of land)

4.1.1 Current Domestic Water Use in the Cumulative Impact Area

Using Permit Sonoma's 8-2-1 Water Supply, Use and Conservation Assessment Guidelines[2] estimate of 0.5 acre-feet (162,925 gallons) of water per year for a primary dwelling with unspecified landscaping, we have estimated the total residential water use in the CIA. Of the sixteen (16) properties identified in the CIA, seven (7) properties are currently developed with residences including the three (3) Site residences.

7 (residences within CIA) x 0.5 acre-feet/year =
3.5 acre-feet/year = Current Domestic Demand from Primary Residences

This estimate for residential demand assumes that all domestic water is supplied from groundwater; other sources of water (rain water, reservoirs or surface water) were not included.

4.1.2 Future Domestic Water Demand in the Cumulative Impact Area

For future water demand we first assume that the nine (9) parcels currently without residences will be developed with single family residences and that all sixteen (16) parcels will be developed with accessory dwelling units (ADU's) at some point in time. We also assume that those ADU's will use 0.25 acre-feet of water per year. With these assumptions, we calculated the additional future potential groundwater demand for domestic purposes;

9 (potential new primary residences) x 0.5 acre-feet/year =
4.5 acre-feet/year = Future Potential Domestic Water Demand from Undeveloped Parcels

and,

16 (potential ADU's) x 0.25 acre-feet/year =
4.0 acre-feet/year = Future Potential Water Domestic Demand from ADU's

so,

4.5 acre-feet/year (future primary residences) + 4.0 acre-feet/year (future ADU's) =
8.5 acre-feet/year = Future Potential Increase in Residential Water Demand

4.1.3 Cannabis Water Use in the Cumulative Impact Area

Commercial cannabis cultivation occurs on four (4) parcels within the CIA. The Project Site accounts for three (3) of the cultivation parcels, with a proposed ~1.23-acres of cannabis. The fourth cultivation parcel (013-015-44) consists of one 20-acre parcel, and contains1-acre of cannabis cultivation canopy. Since the Sites cannabis related water use has been accounted for in Section 3 and **Table 1** of this Assessment, we are only adding 1-acre of cannabis water use to the existing CIA water use. Based on

the 2.0-acre-feet/acre /year estimate of water use for cannabis, we have estimated the total cannabis water use in the CIA not associated with the Site is **2.0 acre-feet/year.**

4.1.4 Current Pasture Water Use in the Cumulative Impact Area

There did not appear to be significant cattle currently within the CIA however the potential for ranch/or livestock farming within the CIA is a water use that we considered in this Assessment. We understand that water usage rates for livestock grazing and rearing can be estimated at 0.05 acre-feet of water/acre/year[2]. Therefore, based on the estimate of 110-acres of existing/potential grazing land within the CIA, we calculated the potential groundwater demand for pasture land as follows:

110 (acres of current pasture land) x 0.05 (acre-feet/acre/year) =
5.5 acre-feet/year = Current / Potential Pasture / Livestock Water Use in CIA

4.1.5 Total Water Demand in Cumulative Impact Area

The total existing and potential groundwater demand within the entire CIA, including the proposed Project is summarized below on **TABLE 3 - Estimated Water Usage in Cumulative Impact Area.**

TABLE 3 - ESTIMATED WATTER USAGE IN CUMULATIVE IMPACT AREA

Projected Groundwater Uses	Potential Residential or Agricultural Use	Projected Annual Water Use per Parcel (acre-feet)	Projected Cumulative Annual Water Use (acre-feet)
7 Primary Residences **(Existing Domestic)**	Residential Water Use	0.50 acre-feet / residence	3.5 acre-feet/year
Other Existing Use **(Existing Cannabis Farms)**	1-acre outdoor cultivation	2.0 acre-feet/year	2.0 acre-feet
Total Existing Water Use			**5.5 acre-feet/year**
9 Vacant homesteads built out with one residence **(Future Potential Domestic)**	Residential Water Use	0.50 acre-feet / residence	4.5 acre-feet
16 Secondary Residences **(Future Potential Domestic)**	Residential Water Use	0.25 acre-feet / residence	4.0 acre-feet
Cannabis Cultivation at Project Site **(Future Potential Agriculture)**	Proposed Cannabis Cultivation **(inch workers See Section 3)**	1.78 ac-ft/yr + 0.73 ac-ft/yr	2.51 acre-feet
Future Potential Increase in Water Use			**11.01 acre-feet/year**
Total Existing and Potential Water Usage Estimate	**Without Site Cannabis**		**14.0 acre-feet/year**
	With Cannabis		**16.51acre-feet/year**

The total existing groundwater use in the CIA is estimated at 5.5 acre-feet/year or 0.03 acre-feet/acre/year (not including cannabis onsite), and the future potential groundwater demand, with the proposed cannabis Project, is 16.51 acre-feet/year or 0.08 acre-feet/acre/year. The proposed groundwater usage for cannabis cultivation at the Site is 2.51 acre-feet/year, which represents a 46% increase in the current groundwater demand, and a 18% increase in future potential groundwater demand.

4.2 Domestic Well Information

HES identified domestic well log information for seven (7) wells within or proximate to the CIA **(TABLE 4 - Well Inventory).** Available well logs are included in **APPENDIX B.** The average well depth within the CIA is 223 feet. The average screened interval thickness is 54.6 feet and the average specific capacity is 1.34 gpm/foot drawdown.

TABLE 4 - WELL INVENTORY

APN/Well Number	Well Installed (year)	Distance to Site Well (feet)	Surface Elevation (feet, MSL)	Total Well Depth (feet)	Screen Interval/ (feet)	Total Screen Thickness (Feet)	Well Yield (gpm)	Draw-down (feet)	Specific Capacity (gpm/ft)	Well Map #
013-015-39/ 824940	2004	NA	1,080	280	220-280	60	80	120	0.67	Site Well A
013-015-35/ 824952	2003	NA	1,070	220	180-220	40	60	60	1	Site WellB
013-015-44/ 0950516	2011	230 to Well A	1,070	280	120-180 260-280	80	100	164	0.61	1
013-015-38/ 210866	1987	500 to WellB	1,080	259	199-259	60	30	9	3.33	Site WellU
013-015-45/ 405477	1994	550 to Well A	1,050	185	165-185	20	100	105	0.95	2
013-015-37/ 03892	1991	760 to WellB	1,075	196	134-196	62	15	43	0.35	3
013-015-47/ e0315268	2016	1,000 to Well A	970	143	83-143	60	40	56	2.5	4
Average Well Total Depth = 223 feet				Average Screen Thickness = 54.6 Feet				Average SC = 1.34 gpm/ft Average Yield = 60.7 gpm		

4.3 Well Yield Tests

4.3.1 APN 013-015-39 - Site Well A

Site Well A was installed in 2004 by Larry Herman Drilling on Project Parcel 016-3-015-39. The well was installed with 4.5-inch diameter casing to total depth of 280 feet and a screen thickness of 60 feet. On June 16, 2023, JAK Drilling and Pump (JAK) conducted a 3-hour well yield test on Site Well A. The yield test began at 6:30am and ended at 9:25am the same day (175 minutes). The test was run with a solar pump and a hard-wired generator.

The initial static water level was measured at 131 feet below top of casing (TOC). The sustained yield was 22 gpm and the total drawdown was 15 ft. A total of 3,980-gallons were pumped from the well during the test. The specific capacity was calculated to be 1.47 gpm/ft of drawdown (i.e., 22 gpm/15 ft). Well recovery data was collected following the 3-hours of pumping and showed that after 10-minutes the static water level had recovered to 133 feet (87%) and within 40 minutes the static water level had recovered to 131.6 feet (96%). The well yield test data and calculations are attached in **APPENDIX C.**

Based on the sustainable flow rate of 22 gpm and the maximum daily project demand of 5,490 gallons/day, it would require approximately 4-hours and 10-minutes (250 minutes) of pumping to meet peak demand. The average cultivation season water demand of 5,278 gallons/day would require approximately 4-hours (240 minutes) of pumping each day. Based on the results of the well yield test and recovery observations it appears that the well can produce sufficient water for the proposed project and is unlikely to result in aquifer overdraft conditions.

4.3.2 APN: 013-015-57 - Site Well B

Site Well B was installed in 2003 by Larry Herman Drilling on Project Parcel 013-015-57. The well was installed with 4.5-inch diameter casing to total depth of 220 feet and a screen thickness of 40 feet. On June 16, 2023, JAK conducted an approximately 4-hour well yield test on Site Well B. The yield test began at 6:15am and ended at 10:10am the same day (235 minutes). The test was run with a Grundfos solar pump and hard-wired generator.

The initial static water level was measured at 143 feet below TOC. The sustained yield was 11 gpm and the total drawdown was 3 ft. A total of 2,600-gallons was pumped from the well. The specific capacity was calculated to be 3.67 gpm/ft of drawdown (i.e., 11 gpm/3ft). Well recovery data was collected following the 4-hours of pumping and showed that after ten (10) minutes the water levels had recovered to 145 feet (33%) and within 40 minutes the water levels had recovered to 144 feet (67%). The well yield test data and calculations are attached in **APPENDIX C.**

Based on the sustainable flow rate of 11 gpm and the maximum daily project demand of 1,475 gpd, it would only require approximately 2-hours and 14-minutes (134 minutes) of pumping each day to keep up with peak water demand. The average cultivation season water demand of 1,363 gpd would require approximately 2-hours and 4-minutes (124 minutes) of pumping each day. Therefore, based on the results of the well yield test and recovery observations it is appears that the well can produce sufficient water for the proposed project and is unlikely to result in aquifer overdraft conditions.

4.3.3 APN: 013-015-38 - Site Well U

Site Well U was installed in 1987 by Weeks Drilling and Pump Company on Project Parcel 013-015-38. The well was installed with 4.5-inch diameter casing to total depth of 259 feet and a screen thickness of 60 feet. Well yield testing performed by the drillers, at the time of well installation, indicated that the well was capable of producing 30gpm. No subsequent yield testing was performed on this well. However, this well is a dedicated residential well with an estimated average annual demand of 0.31 gpm, therefore it is considered likely that the well can meet the expected demand, and its impact on near-site wells is considered de minimis.

4.3.4 APN: 013-015-38 - Site Well C

No well completion report was identified for Site Well C. Since this well is a dedicated residential well with an estimated average annual demand of 0.31 gpm, it is considered likely that the well can meet the expected demand, and its impact on near-site wells is considered de minimis.

5.0 POTENTIAL IMPACTS TO NEIGHBORING WELLS AND STREAMS

5.1 Well Interference

To evaluate potential well pumping impacts to wells on other properties, the potential lateral extent of pumping from the planned Project wells was estimated. Using general relationships discussed in Driscoll (1986)[2], we estimated the lateral pumping influence from both Site Well A, and Site Well B using information from the 2023 well yield tests. An approximate relationship between specific capacity (SC) and aquifer transmissivity (T) was used to obtain aquifer characteristics and estimate a potential radius of pumping influence. Transmissivity was estimated with a Jacob's modified equation[3] that uses the relationship of SC (yield /drawdown) and the coefficient of 1,500 for an unconfmed aquifer. To develop the slope of the drawdown curve from the pumping well, the value of As (drawdown over one log graph cycle) was calculated for a distance-drawdown relationship, where $T = 528Q/As$ [4]. The zone of pumping influence was calculated to extend approximately 400 feet from both Site Well A and Site Well B, **APPENDIX D - Radius of Pumping Influence.** There appears to be one (1) off-site domestic well located within a 400-foot radius from Site Well A, at APN: 013-015-44. However, the estimated drawdown in the offsite well from the proposed pumping is only expected to be 1-foot or less.

To calculate the predicted drawdown in the near-site wells over a 153-day time period (cultivation season) we used the Theis solution[5]. To use this method, we relied on an estimated storativity value of 0.02 for the volcanic aquifer, the aquifer T value calculated from the closest Site Well yield test, the distances to the near-site wells (feet), time of pumping (days), and the estimated pumping rate (gpm). For the pumping rates we used the average cultivation season water use rates of 3.37 gpm for Site Well A, and 0.95 gpm for Site Well B. The results of the calculations for each of the observation wells are tabulated below on **Table 5 - Predicted Drawdown Over Time.**

TABLE 5 - PREDICTED DRAWDOWN OVER TIME

Well ID	Distance from Project Well	Storativity	Transmissivity	Pumping Rate	Drawdown at 153-days
	feet	—	gal/ft/day	gpm	feet
0950516	280	0.02	2200	3.37	0.73
210866	500	0.02	5500	0.95	0.08
405477	550	0.02	2200	3.37	0.50
03892	760	0.02	5500	0.95	0.06
e0315268	1000	0.02	2200	3.37	0.30

Based on the average depth of the near-site wells, and the average depth to the static water levels, a 0.06-0.73-foot decline in nearby water levels over a 153-day period is not considered to be

[2] Groundwater and Wells, Second Edition, Fletcher G. Discoll, 1986, published by Johnson Division, St. Paul Minnesota, 1089p.
[3] Appendix 16-D, Groundwater and Wells, Second Edition, Fletcher G. Discoll, 1986, published by Johnson Division, St. Paul Minnesota, 1089p
[4] Equation 9.11 Groundwater and Wells, Second Edition, Fletcher G. Discoil, 1986, published by Johnson Division, St. Paul Minnesota, 1089p
[5] https://www.ose.nm.gov/Hydrology/Theis/index.html

significant, and based on current property uses in the CIA, it is not expected to have adverse effects on nearby groundwater users.

5.2 Stream Depletion

Soda Creek is located approximately 1,100-feet west of Site Well A, and approximately 930-feet west of Site Well B. Considering that the elevation of Soda Creek proximate to the Site is 25-65 feet above both Site Well screen intervals, it appears that the Site Wells are accessing water from aquifers located at elevations lower than the stream bed, and therefore do not appear to have direct connectivity.

While direct connectivity is important in potential stream depletion models it is not required for a groundwater withdraw to have an effect on nearby stream flow. Most scenarios involving groundwater extraction will consequently increase the rate of groundwater recharge to the aquifer which therefore decreases the volume of outflow from the aquifer. Some perennial streams and creeks rely on this aquifer outflow to maintain adequate surface flow for aquatic life during the dry season. However, since the existing Site Wells are accessing groundwater from an estimated depth of 180-260 feet bg, and below the Soda Creek streambed, it is considered unlikely that groundwater outflow from the Site aquifer is contributing to stream flow proximate to the Site. It is more likely that the stream flow is contributing to aquifer recharge (losing stream) during the winter and spring. However, it is also possible that the outflow from this aquifer could be contributing to stream flow at lower elevations within the watershed.

To further evaluate the quantitative effect that this potential decrease in aquifer outflow will have on streamflow conditions in Soda Creek we have entered site specific data into the USGS Stream Depletion Model called STRMDEPL08. The modeling program was first released as a one-dimensional model using two analytical solutions to calculate streamflow depletion by a nearby pumping well, but was extended to account for two additional analytical solutions in 2008. The original program incorporated solutions for a stream that fully penetrates the aquifer with and without streambed resistance to groundwater flow. The modified program includes solutions for a partially penetrating stream with streambed resistance and for a stream in an aquitard subjected to pumping from an underlying leaky aquifer.

To evaluate the site conditions, we ran the STRMDEPL08 Model for a *Partially penetrating stream with streambed resistance (Hunt, 1999}* using the following data.

Site Well A (June 1- October 31)

- 1,100 feet between project well and Soda Creek
- Transmissivity = 294 ft^2/day (based on 2023 yield test data)
- Aquifer Storage Coefficient = 0.02 (estimated)
- Pumping Rate = 3.37 gpm (153-day average usage)
- Days of Pumping = 153-days (June-October)
- Streambed Conductance = 4.9 ft/day (Calculated from Transmissivity / Well Screen Thickness)

Site Well B (June 1 - October 31)

- 930 feet between project well and Soda Creek
- Transmissivity = 735 ft^2/day (based on yield data from 2023 yield test)
- Aquifer Storage Coefficient = 0.02 (estimated)
- Pumping Rate = 0.95 gpm (153-day average usage)
- Days of Pumping = 153-days (June - October)
- Streambed Conductance = 18.4 ft/day (Calculated from Transmissivity / Well Screen Thickness)

Based on the input data shown above, the model provided daily values for theoretical stream depletion over the entire 153-days. The results indicate that stream depletion after 153 days of pumping would equal 0.0042 cubic feet/sec or 1.88 gpm from pumping at Site Well A, and 0.0016 cubic feet/sec. or 0.72 gpm from pumping at Site Well B. This would equate to a combined stream depletion value of 0.0058 cubic feet/sec or 2.60 gpm.

No stream flow gauges were available for review on Soda Creek proximate to the Site, however the 153-day depletion results generally indicate an insignificant reduction in streamflow, and considering that Soda Creek is dry in late summer/fall each year, stream flow depletion in not considered a significant concern to this assessment. The stream depletion results are presented in **APPENDIX E - Streamflow Depletion Results.**

6.0 WATER BALANCE INFORMATION

USGS and DWR studies that included the Lake County area provided water balance information that was used to assess groundwater sustainability within the CIA.

6.1 GROUNDWATER STORAGE

HES used well log information from the surrounding wells to estimate the aquifer thickness beneath the CIA. The average screened interval for the seven (7) wells with available data was 54.6 feet. Based on the aquifer consisting primarily of Volcanic deposits, we estimated the specific yield of the aquifer is 10 percent (0.10)[6]. Therefore, the aquifer storage can be conservatively estimated using the following equation

> 54.6 feet (aquifer thickness) x 0.10 (specific yield) x 200 acres (cumulative impact area) =
> Aquifer Storage = 1,092 acre-feet

6.2 PRECIPITATION

Precipitation, primarily as rainfall and stream flow are the major sources of inflow to the aquifers in the CIA. We estimate that the seasonal precipitation for the Site is 38-inches/year (3.17 feet/year) based on data from Middletown[7] or 634 acre-feet over the entire CIA.

[6] Hydrologic and Geochemical Characterization of the Santa Rosa Plain Watershed, Sonoma County, California, U.S. Geological Survey, Scientific Investigations Report 2013-5118.
[7] http://rainliarvestcalculator.com/Rainfall/CA/Middletown/95461 based on 5-year average (2013-2017)

6.3 GROUNDWATER RECHARGE

Recharge to aquifers in the Subbasin primarily occurs through streambed recharge along portions of Soda Creek and its tributaries, as well as through direct infiltration of precipitation and along the margins of the valley areas (mountain front recharge).

To estimate the groundwater recharge within the CIA, HES first assumed that the recharge to the aquifer is primarily through rainfall and that most of the rainfall accumulated within the 200-acre CIA drains to the creeks proximate to the Site. Therefore, the annual recharge to the CIA can be initially estimated using the following data and equation.

> 200 acres (CIA area) x 3.17 feet (annual precipitation) =
> 634 acre-feet acre-feet/year = 206,589,534 gallons/year.

However, this estimate does not account for surface run-off, stream underflow, and evapo-transpiration that was discussed above and that occurs in all watersheds. To further evaluate the percentage of rainfall that contributes to recharge of the aquifer HES reviewed the Santa Rosa Plain Watershed Groundwater Management Plan[8] which discusses hydrogeology in the Region as well as the USGS Scientific Investigation Report 2006-51157. Estimates for recharge found in these documents are considered to be generally reliable for this Site evaluation. Average recharge to the ground-water system for the entire Santa Rosa Plain, including mountainous zones, is derived from an estimated average of 531,000 acre-feet of precipitation falling within the entire watershed. After accounting for runoff (188,400 acre-feet/year) and evapotranspiration (262,000 acre-feet/year), the amount of water available for recharging the Santa Rosa Plain Watershed equates to 80,600 acre-feet/year, or approximately 15.2% of the annual rainfall. However significant variations to this value can occur based on topography, soil infiltration rates, geology etc., and according to these USGS and Sonoma County Water Agency Reports, the long-term average precipitation that recharges groundwater in these regions can be as low as 1.67%. Therefore, based on topography, geology, soil types, and regional studies, we estimate that the long-term average precipitation that recharges groundwater within our defined CIA is slightly below the regional average for the Santa Rosa Plain and is estimated at 10%. With this data and the precipitation data presented above, we can re-calculate the groundwater recharge within the CIA using the following equation.

> 200-acres (CIA area) x 3.17 feet (annual precipitation) x 0.1 (long term average recharge) =
> **63.4 acre-feet = Estimated Annual Aquifer Recharge**

[8] Santa Rosa Plain Groundwater Management Plan, Sonoma County Water Agency, 2014

Potential drought conditions in California could alter the recharge potential presented in this assessment. To account for drought conditions, we have assumed that the rainfall would only be 60% of average which would correlate to only 60% of average recharge to aquifers in the CIA. Using this assumption, we can re-calculate the aquifer recharge potential during drought conditions using the following equation.

> 200-acres (CIA area) x 3.17 feet (annual precipitation) x 0.10 (long term average recharge) x 0.6 (drought multiplier) =
> **38.04 acre-feet = Estimated Annual Aquifer Recharge during Drought**

The results of this water balance assessment indicate that even during drought conditions the available water within the CIA aquifer is approximately 38 acre-feet/year. The calculated future groundwater demand for the CIA was estimated to be 16.51 acre-feet/year. Therefore, there appears to be sufficient groundwater resources in the vicinity to sustainably operate the cannabis farm as proposed, while still allowing for additional community development that is consistent with allowable zoning in the area.

7.0 WATER QUALITY

A water quality assessment of the Project wells was not performed as part of this Hydrogeologic Assessment Report. However, a search for contaminated groundwater sites within 1,000 feet of the Site was performed on the States Geotracker Database. No contaminated groundwater sites were identified within 1,000- feet of the site. Water quality assessment testing for bacteria, nitrates, arsenic, boron, and other common contaminants may be necessary prior to beginning site operations to ensure potable water is available to employees.

8.0 CONCLUSIONS

The project site is located in the Soda Creek Sub-Watershed and within a volcanic alluvial aquifer. The aquifer is considered generally unconfined, and recharge to the aquifer likely occurs primarily through direct precipitation, and from nearby stream flow. The estimated groundwater usage for the entire ~1,23-acre cultivation Project (outdoor + nursery + employees) is approximately 817,887 gallons/year or 2.51 acre-feet/year. The Project water will be derived from two (2) groundwater wells (Site Well A & Site Well B) that are located onsite. An additional 1.5 acre-feet/year of groundwater/year will be utilized at the Site for residential purposes. Based on regional aquifer conditions, and the well yield test data, it appears that the proposed irrigation wells can sustainably produce the water necessary for the Project without creating aquifer overdraft conditions or significant well interference.

In summary:

1,092 acre-feet	Annual Aquifer storage in Cumulative Impact Area
63.4 acre-feet	Annual Recharge to Aquifer
38.04 acre-feet	Annual Recharge to Aquifer During Severe Drought
5.5 acre-feet	Annual Current Water Use in Cumulative Impact Area
2.51 acre-feet	Annual Water Use for Proposed Cannabis Project (acre-feet)
2.28 acre-feet	Annual Water Use from Site Well A (cannabis and residential)
0.73 acre-feet	Annual Water Use from Site Well B (cannabis only)
1.0 acre-foot	Annual Residential Water Use (Site Wells C & U)
4.01 acre-feet	Total Annual Water Use Onsite
4.77 gpm	Peak Anticipated Cannabis Related Water Demand
22 gpm	Site Well A Sustained Yield
11 gpm	Site Well B Sustained Yield

Based on the assumptions and estimates presented in this report, the quantity of groundwater to be used for the Project and within the Cumulative Impact Area, compared to the quantity of available groundwater, indicates that pumping for the Project is unlikely to result in significant declines in groundwater resources over time. Based on the findings of this report, pumping and groundwater extraction at Site Well A and Site Well B will not significantly impact neighboring wells or stream flow conditions in Soda Creek. In addition, based on the relative distance to the coastal areas, the depth of the site well and the proposed water usage rates, salt water intrusion is not considered to be a concern to this Assessment.

9.0 LIMITATIONS

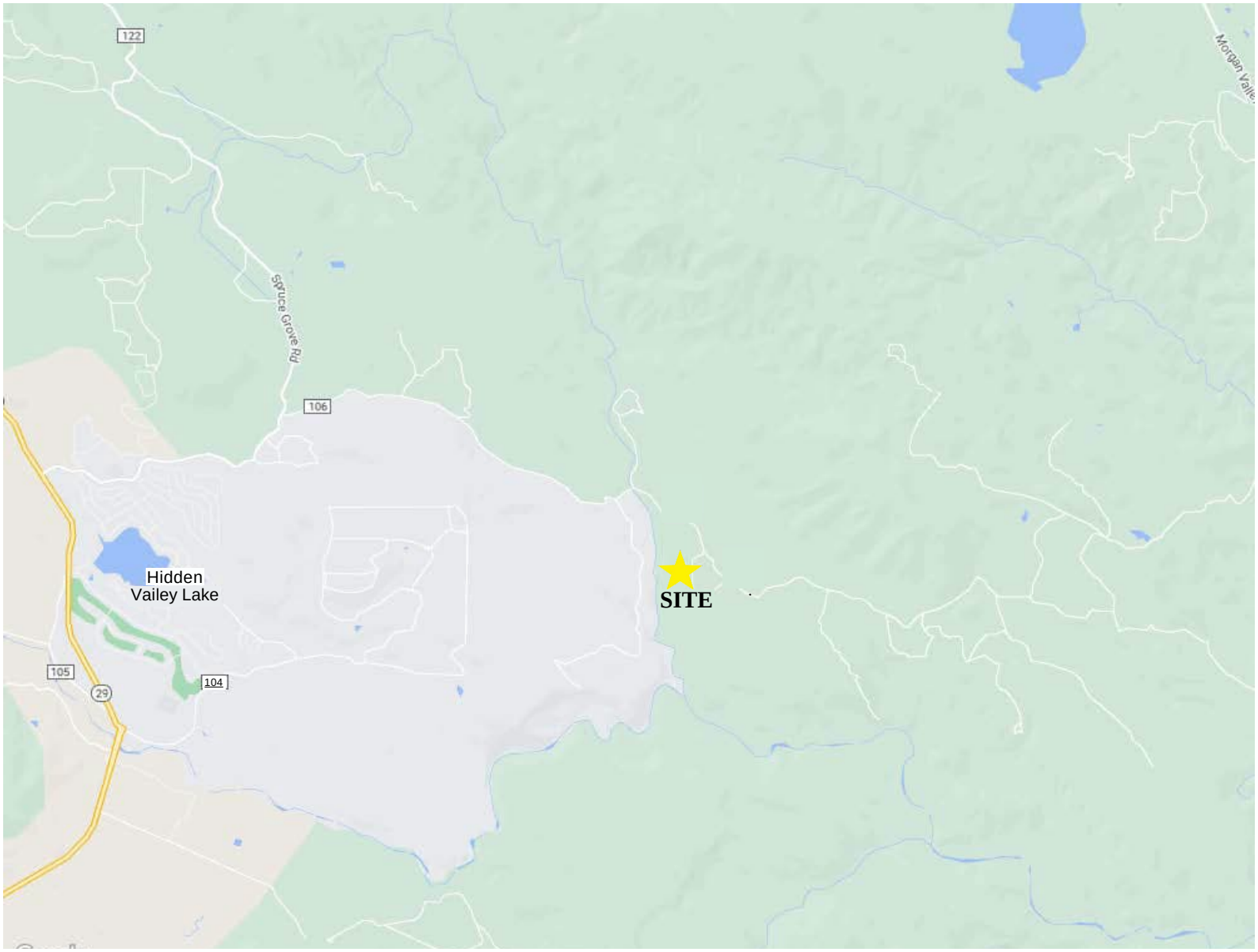
HES is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, site inspection, field exploration, laboratory test data and interpretations presented in this report.

Groundwater systems of Sonoma County are typically complex, and available data rarely allows for more than general assessment of groundwater conditions and delineation of aquifers. Hydrogeologic interpretations are based on the drillers' reports made available to us through the California Department of Water Resources, available geologic maps and hydrogeologic studies and professional judgment. This analysis is based on limited available data and relies significantly on interpretation of data from disparate sources of disparate quality.

It should be noted that hydro-geological assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated.

This study is not intended to assess if any soil contamination, waste emplacement, or groundwater contamination exists by subsurface sampling through the completion of soil borings and the installation of monitoring wells. The scope of work, determined by the client, did not include these activities.

This Report is for the exclusive use of East Side Farms Inc., their affiliates, designates, and assignees and no other party shall have any right to rely on any service provided by Hurvitz Environmental Services without prior written consent.



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Site Location Map

23119 & 23131 Jerusalem Grade Road

Middletown, CA

JOB NUMBER: **5309.01**

DATE: **06/04/25**

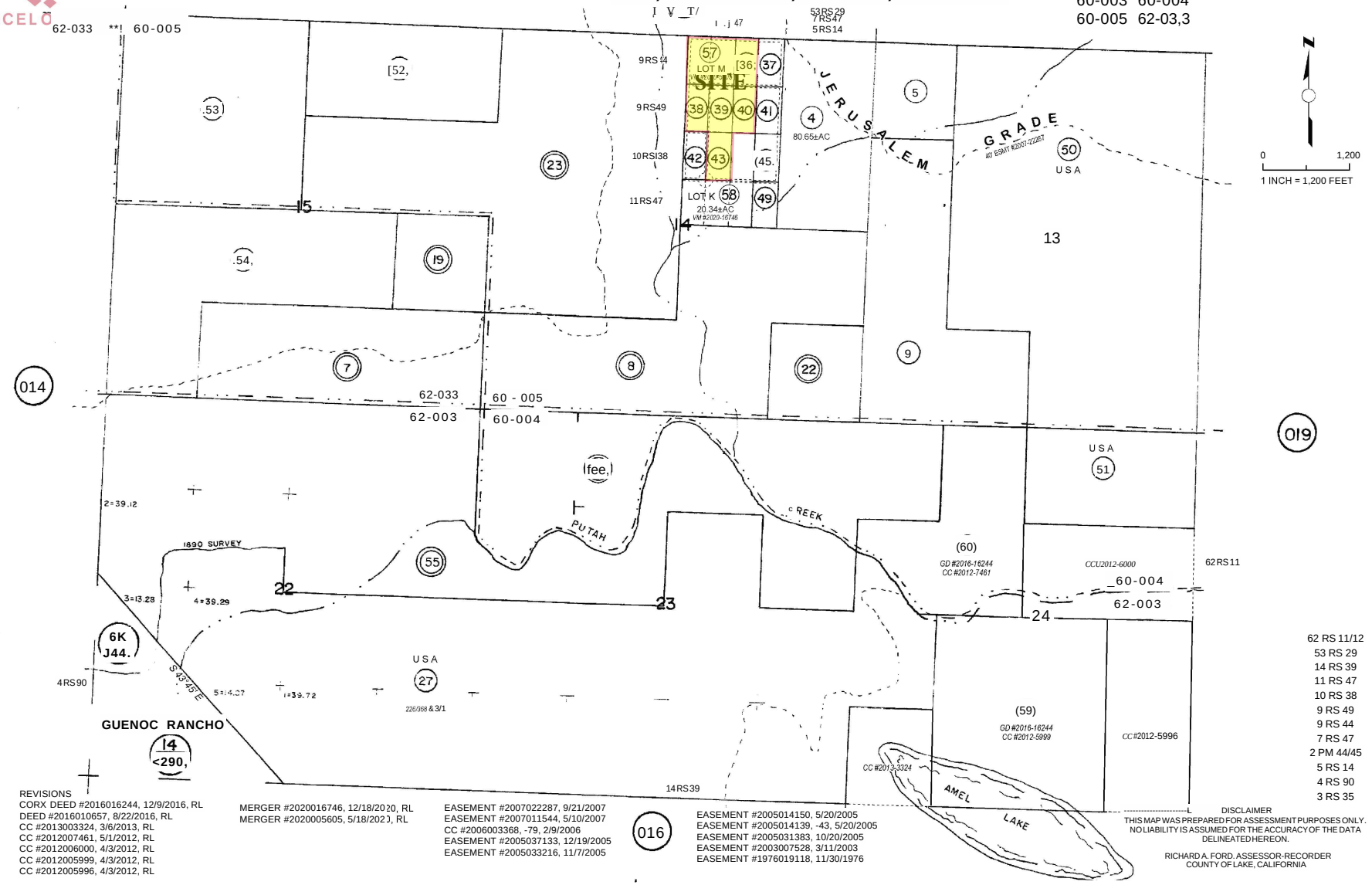
PLATE: **1**

Provided by:
PARCELQ

SECS. 13 - 15 & 22 - 24,< T11N, R6W, MDBM

TAX RATE AREA
60-003 60-004
60-005 62-03,3

013-015



62 RS 11/12
53 RS 29
14 RS 39
11 RS 47
10 RS 38
9 RS 49
9 RS 44
7 RS 47
2 PM 44/45
5 RS 14
4 RS 90
3 RS 35

REVISIONS
CORX DEED #2016016244, 12/9/2016, RL
DEED #2016010657, 8/22/2016, RL
CC #2013003324, 3/6/2013, RL
CC #2012007461, 5/1/2012, RL
CC #2012006000, 4/3/2012, RL
CC #2012005999, 4/3/2012, RL
CC #2012005996, 4/3/2012, RL

MERGER #2020016746, 12/18/2020, RL
MERGER #2020005605, 5/18/2023, RL

EASEMENT #2007022287, 9/21/2007
EASEMENT #2007011544, 5/10/2007
CC #2006003368, -79, 2/9/2006
EASEMENT #2005037133, 12/19/2005
EASEMENT #2005033216, 11/7/2005

EASEMENT #2005014150, 5/20/2005
EASEMENT #2005014139, -43, 5/20/2005
EASEMENT #2005031383, 10/20/2005
EASEMENT #2003007528, 3/11/2003
EASEMENT #1976019118, 11/30/1976

DISCLAIMER
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

RICHARD A. FORD, ASSESSOR-RECORDER
COUNTY OF LAKE, CALIFORNIA

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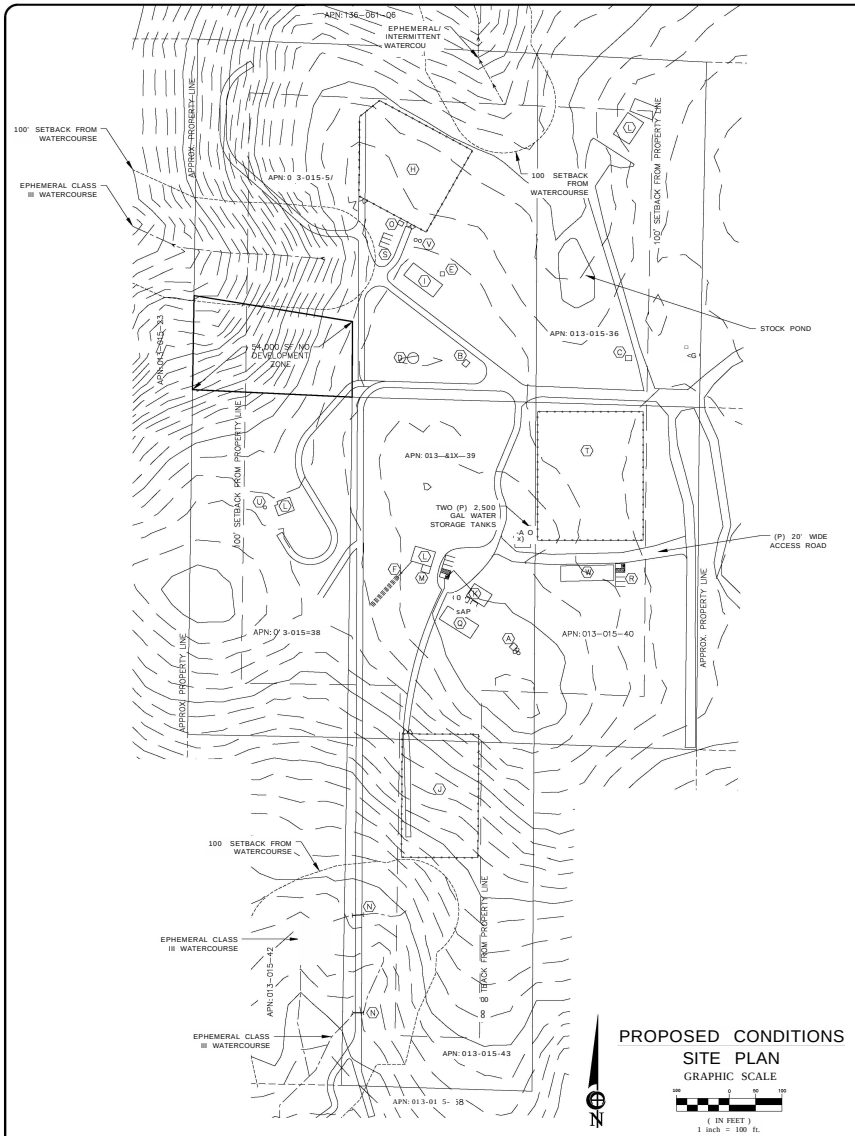
Assessors Parcel Map

23119 & 23131 Jerusalem Grade Road
Middletown, CA

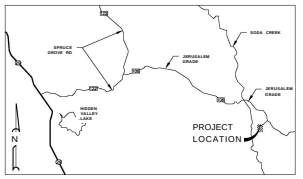
JOB NUMBER: 5309.01
DATE: 06/04/25
PLATE: 2



LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
MH	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 5'



VICINITY MAP
NO SCALE

EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN, CA 95461 - LAKE COUNTY
APNSiOI3-015-34, 013-015-35, 013-015-39 & 013-015-43

<A> (E) GROUNDWATER WELL & THREE 2,500 GAL WATER STORAGE TANKS:
LAT: 38.809398'
LONG: —122.488449'

(S) (E) GROUNDWATER WELL & 1O'x12' WELL HOUSE
LAT: 38.810926'
LONG: —122.488773'

<C> (E) GROUNDWATER WELL & 1O'X12' WELL HOUSE
LAT: 38.81094'
LONG: —122.48775'

(U) (E) 30,000 GAL. METAL FIRE WATER STORAGE TANK

(L) (E) 8'x8' PESTICIDES AND AGRICULTURAL CHEMICALS STORAGE AREA

(E) SEPTIC AREA

(C) (E) 1O'x12' SHED

(C) (E) 34,346 SF OUTDOOR CULTIVATION AREA

(E) 3O'X7O' (2,100 SF) METAL AGRICULTURE STORAGE BUILDING /
(P) 30'x70' (2,100 SF) DRYING BUILDING

(J) (E) 34,800 SF OUTDOOR CULTIVATION AREA

(K) (E) 28'x4O' CANNABIS STORAGE BUILDING

(L) (E) RESIDENCE

(M) (E) 14'x16' WOODEN SHED

(N) (E) 12" CMP CULVERT

(O) (E) DESIGNATED REFUSE AREAS

(P) (E) COMPOST AREA

(Q) (P) 30'x70' GREENHOUSE / IMMATURE PLANT AREA

(R) (P) EMPLOYEE PARKING / A.D.A.

(S) (E) EMPLOYEE PARKING

(T) (P) 200' X 250' (50,000 SF) OUTDOOR CULTIVATION AREA

(u) (E) GROUNDWATER WELL & 1O'X12' WELL HOUSE
LAT: 38.81013'
LONG: —122.49016'

<V> (E) TWO 2,500 GAL WATER STORAGE TANKS

<W> (P) 30'x100' (3,000 SF) PROCESSING BUILDING

<X> (E) GROUND-MOUNTED SOLAR ARRAY

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING; SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493

REGISTERED PROFESSIONAL ENGINEER JASON B. VITE No. 67800 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

PROPOSED CONDITIONS SITE PLAN

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET:
2

PLOTTED BY:
DATE PLOTTED:
SCALE OF DRAWING:
JOB NUMBER:
CADD FILE:
SHEET:

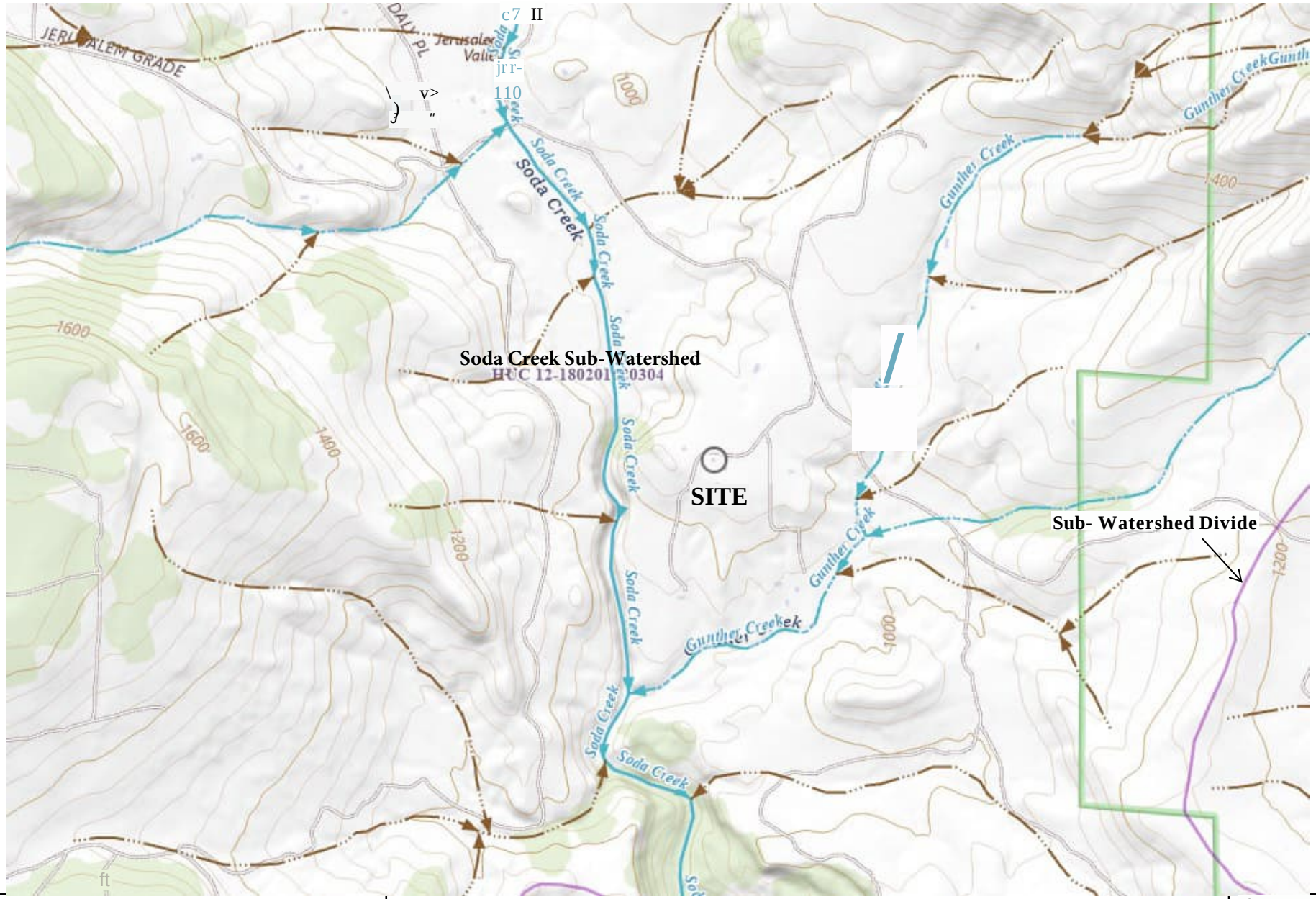
EAST SIDE FARMS
23131 JERUSALEM GRADE
MIDDLETOWN,CA 95639
LAKE COUNTY APNS 013-015-34, 013-015-35, 013-015-39 & 013-015-43

HURVITZ ENVIRONMENTAL
IDS MORRIS ST, STE 1SS
SEBASTOPOL, CA 95472
PH: 707.824.1690
FX: 707.824.2675
HURVITZ.ENVIRDNMENTAL@GMAIL.CDM
CA PG# 7573

Site Plan

23119 & 23131 Jerusalem Grade Road
Middletown, CA

JOB NUMBER: 5309.01
DATE: 06/04/25
PLATE: 3



HURVITZ ENVIRONMENTAL
105 MORRIS ST, STE IBS
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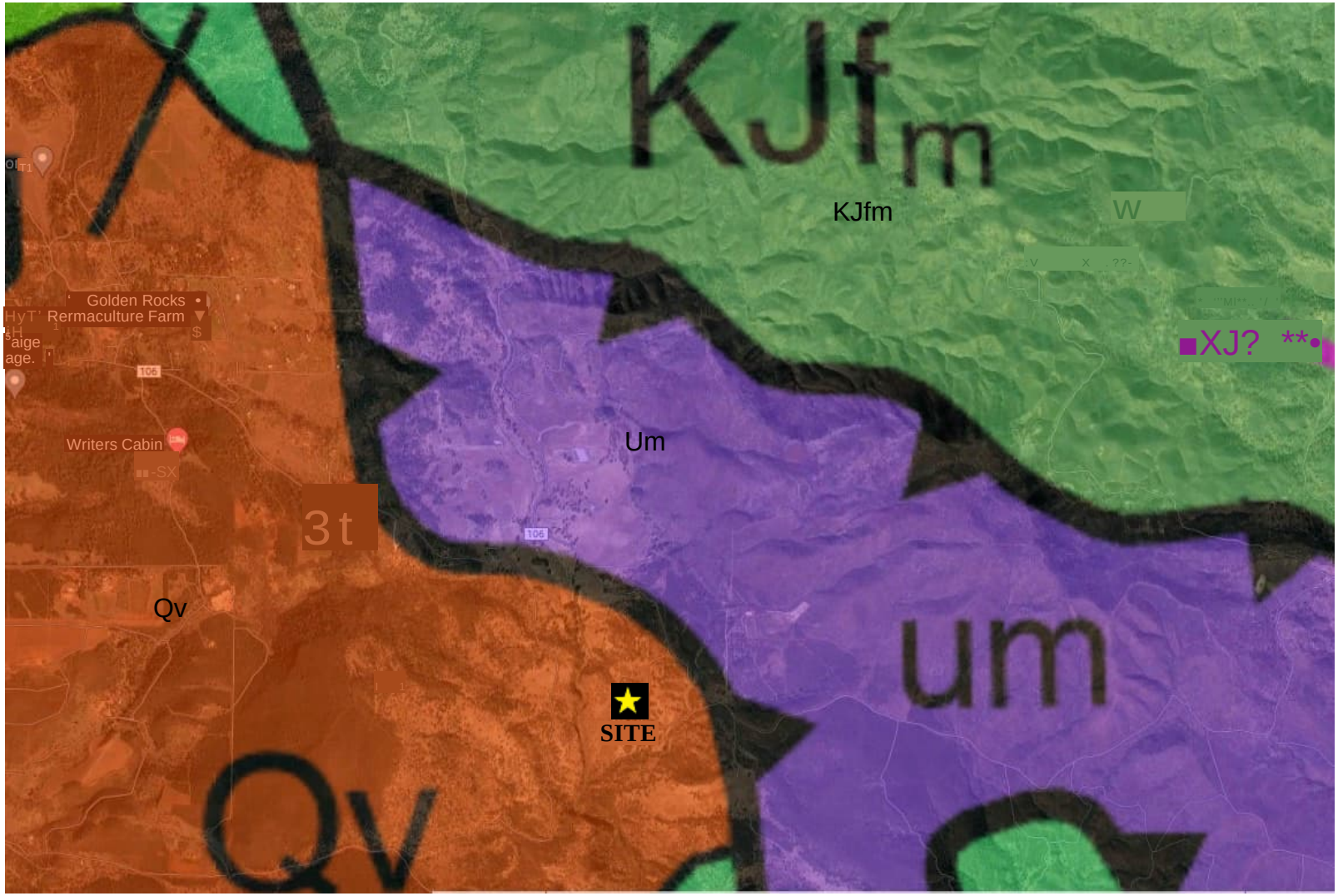
HURVITZ.ENVIRONMENTAL@GMAIL.COM
CA PG# 7573

Topographic Map

23119 & 23131 Jerusalem Grade Road
Middletown, CA

JOB NUMBER: **5309.01**
DATE: **06/04/25**
PLATE: **4**



Um - Mesozoic ultra-mafic rocks consisting of serpentine, minor peridotite, gabbro and diabase

KJfm - Cretaceous and Jurassic sandstone with smaller amount of shale, chert, limestone and conglomerate

Qv -Quaternary volcanic flow rocks

Geologic Map of California, Dept, of Conservation, California Geologic Survey, 2010.

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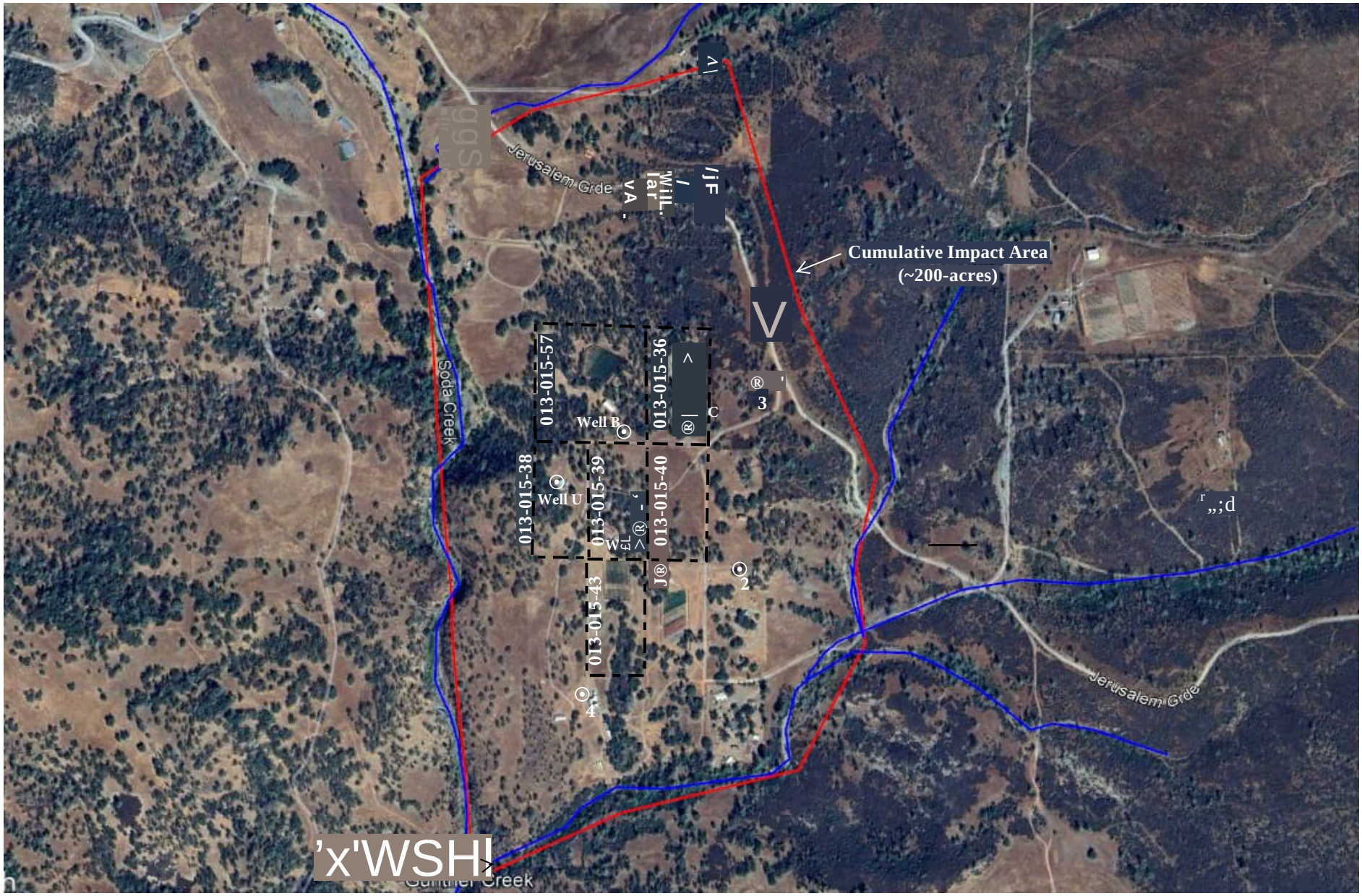
CA PG# 7573

Geologic Map

23119&23131 Jerusalem Grade Road
Middletown, CA

JOB NUMBER: 5309.01
DATE: 06/04/25
PLATE: 5



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SEBASTOPOL, CA 95472
PH: 707.824.1690
EX: 707.824.2675
HURVITZ.ENVIRONMENTAL@GMAIL.COM
CA PG# 7573

Site Plan with Cumulative Impact Area

23119&23131 Jerusalem Grade Road
Middletown, CA

JOB NUMBER: **5309.01**
DATE: **06/04/25**
PLATE: **6**

APPENDIX A

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS
June, 2025

View of proposed cultivation area on Site Parcel 013-015-57.

View of proposed cultivation area on Site Parcel 013-015-39.

SITE PHOTOGRAPHS
June, 2025

Site Well D (013-015-36)

Site Well B (031-015-57)

North Garden

SITE PHOTOGRAPHS
June, 2025

Site Well A (013-015-39)

South Garden

SITE PHOTOGRAPHS
June, 2025

APPENDIX B

WELL COMPLETION REPORTS

APPENDIX C

WELL YIELD TESTS

Date: **6/16/2023** Technician: **Ken Feola**

Client Name: **Ross Cunningham**

Site Address: **23119 Jerusalem Grade Road** APN: **013-015-57**

Well Pump Info (size, type, brand, etc.): **Grundfos solar pump**

Power Source (hardwired, generator, solar only, solar with generator back up): **Hardwii Generator**

Total Depth of Well? **224-Feet** Static Water Level? **143.0-Feet**

Diameter of Well? **4.5-inches** Casing Type? **PVC**

Last time the water was pumped from the well? **6/14/2023**

Was the pumping level measured from ground surface or top of casing? **Top of Casing**

Interval	Time	Flow Rate*	Pumping Level
5	6:15	12.5	144.20
5	6:20	12.3	144.10
5	6:25	12.0	144.20
5	6:30	11.8	144.70
5	6:35	11.6	144.80
5	6:40	11.5	144.90
10	6:50	11.5	145.00
10	7:00	11.2	145.30
10	7:10	11.1	145.50
10	7:20	11.0	145.60
10	7:30	11.0	146.00
10	7:40	11.0	146.00
30	8:10	11.0	146.00
30	8:40	11.0	146.00
30	9:10	11.0	146.00
30	9:40	11.0	146.00
30	10:10	11.0	146.00
30			
30			
30			
30			
STOP			
10	10:20	RECHARGE	145.0
30	10:50	RECHARGE	144.0

*Flow Rate Measured via ~~Bucket~~ or **Meter**

Meter Start: 570040

Meter Stop: 572640

Total Gallons Produced: 2600

Average GPM: **11.06**

NOTES: The solar pump was temporarily wired to generator power for the test.

Recharge Rate: **98.80%**

Well should be fully recharged <1hour of pumping.

pH: **7.8**

TDS: **N/A**

Hardness: **27 grains per gallon**

Iron: **1 ppm**

GPS: **38.4842°, -122.2921°**

DISCLAIMER

Observations made of the well(s) are strictly limited to the date and time that the test(s) was conducted and are in no way a guarantee of future conditions, including but not limited to the quantity and/or quality of the water produced by this well.

Date: **6/16/2023** Technician: **Kharom Hellwege**

Client Name: **Ross Cunningham**

Site Address: **23131 Jerusalem Grade Road** APN: **013-015-39**

Well Pump Info (size, type, brand, etc.): **Solar pump**

Power Source (hardwired, generator, solar only, solar with generator back up): **Hardwii Generator**

Total Depth of Well? **210-Feet** Static Water Level? **131.0-Feet**

Diameter of Well? **4.5-inches** Casing Type? **PVC**

Last time the water was pumped from the well? **6/14/2023**

Was the pumping level measured from ground surface or top of casing? **Top of Casing**

Interval	Time	Flow Rate*	Pumping Level
5	6:30	24.0	137.00
5	6:35	24.0	141.00
5	6:40	23.5	141.50
5	6:45	23.5	141.50
5	6:50	23.0	141.70
5	6:55	22.5	141.70
10	7:05	22.5	142.00
10	7:15	22.0	143.00
10	7:25	22.0	146.00
10	7:35	22.0	146.00
10	7:45	22.0	146.00
10	7:55	22.0	146.00
30	8:25	22.0	146.00
30	8:55	22.0	146.00
30	9:25	22.0	146.00
30			
30			
30			
30			
30			
STOP			
10	9:35	RECHARGE	133.0
30	10:05	RECHARGE	131.6

*Flow Rate Measured via ~~Bucket~~ or **Meter**

Meter Start: 1146480

Meter Stop: 1150460

Total Gallons Produced: 3980

Average GPM: **22.74**

Recharge Rate: **99.00%**

NOTES: The solar pump was temporarily wired to generator power for the test.

pH: **7.4**

TDS: **N/A**

Hardness: **24 grains per gallon**

Iron: **0.7 ppm**

GPS: **38.81092°, -122.48877°**

DISCLAIMER

Observations made of the well(s) are strictly limited to the date and time that the test(s) was conducted and are in no way a guarantee of future conditions, including but not limited to the quantity and/or quality of the water produced by this well.

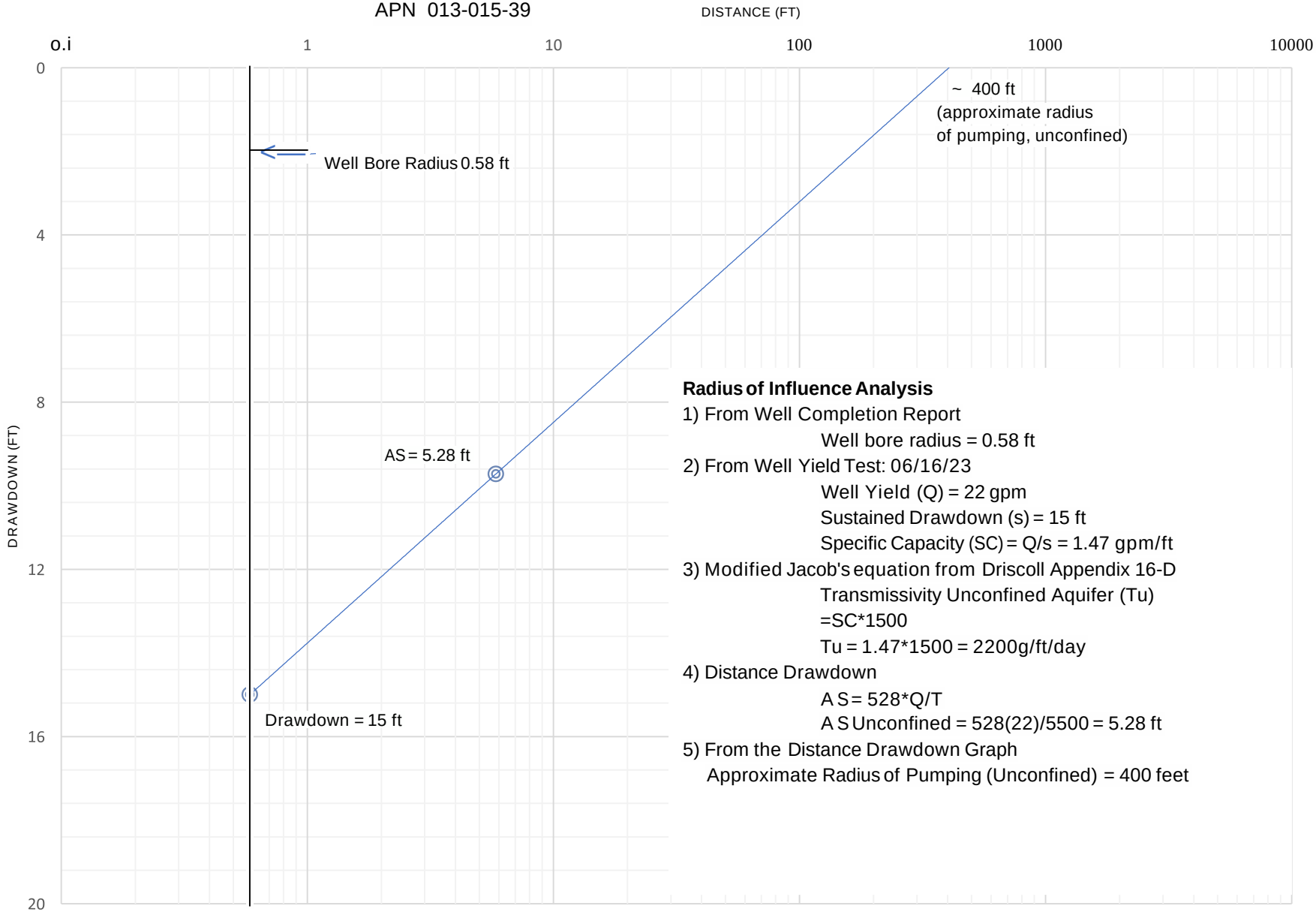
APPENDIX D

RADIUS OF PUMPING INFLUENCE

Provided Upon Request

Radius of Pumping Influence

Site Well A
23131 Jerusalem Grade Road
APN 013-015-39

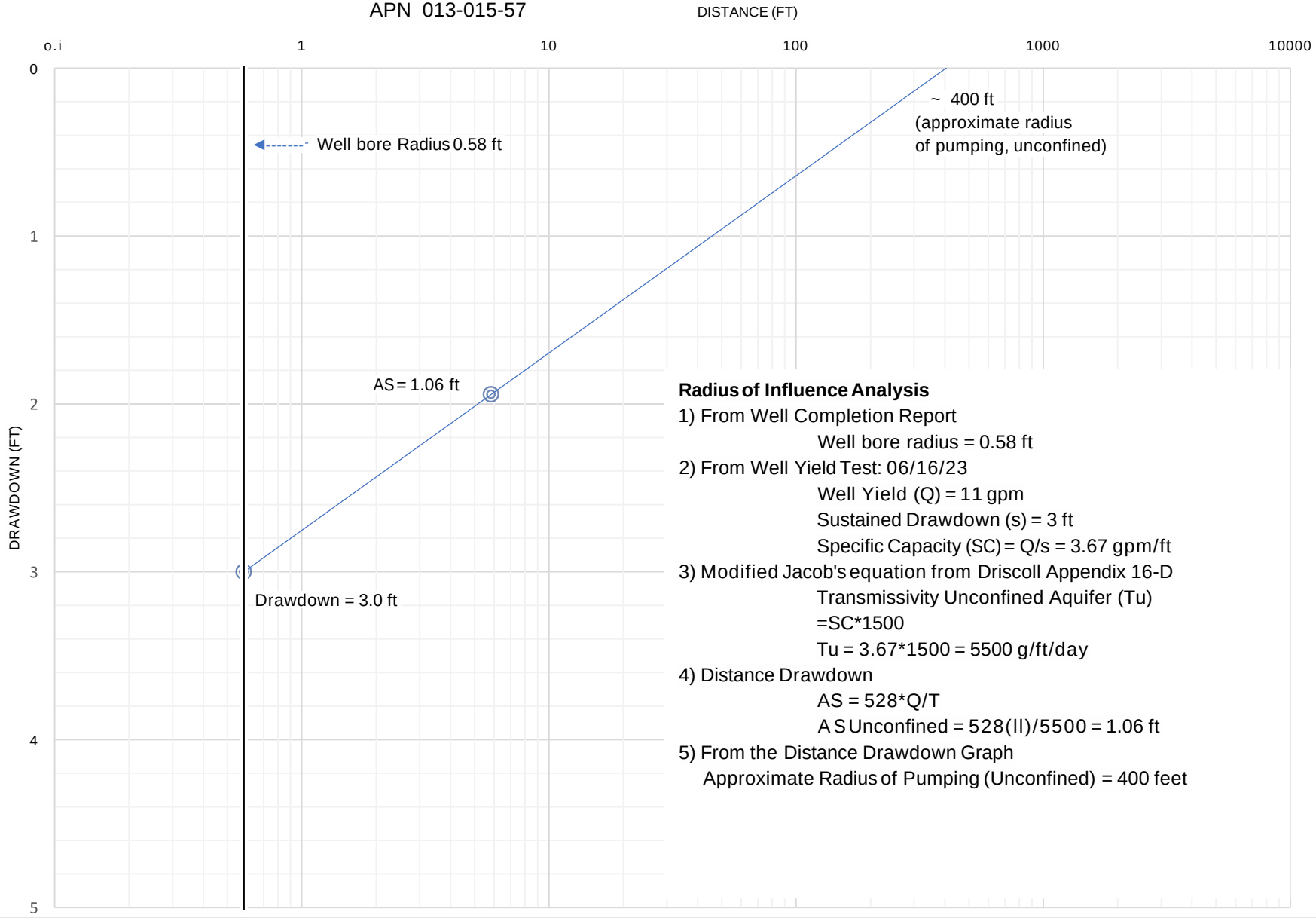


Radius of Influence Analysis

1) From Well Completion Report
   Well bore radius = 0.58 ft
2) From Well Yield Test: 06/16/23
   Well Yield (Q) = 22 gpm
   Sustained Drawdown (s) = 15 ft
   Specific Capacity (SC) = Q/s = 1.47 gpm/ft
3) Modified Jacob's equation from Driscoll Appendix 16-D
   Transmissivity Unconfined Aquifer (Tu)
   =SC*1500
   Tu = 1.47*1500 = 2200g/ft/day
4) Distance Drawdown
   A S = 528*Q/T
   A S Unconfined = 528(22)/5500 = 5.28 ft
5) From the Distance Drawdown Graph
   Approximate Radius of Pumping (Unconfined) = 400 feet

Radius of Pumping Influence

Site Well B
23119 Jerusalem Grade Road
APN 013-015-57



Radius of Influence Analysis

1) From Well Completion Report
   Well bore radius = 0.58 ft
2) From Well Yield Test: 06/16/23
   Well Yield (Q) = 11 gpm
   Sustained Drawdown (s) = 3 ft
   Specific Capacity (SC) = Q/s = 3.67 gpm/ft
3) Modified Jacob's equation from Driscoll Appendix 16-D
   Transmissivity Unconfined Aquifer (Tu)
   =SC*1500
   Tu = 3.67*1500 = 5500 g/ft/day
4) Distance Drawdown
   AS = 528*Q/T
   A S Unconfined = 528(ll)/5500 = 1.06 ft
5) From the Distance Drawdown Graph
   Approximate Radius of Pumping (Unconfined) = 400 feet

APPENDIX E

STREAM DEPLETION RESULTS

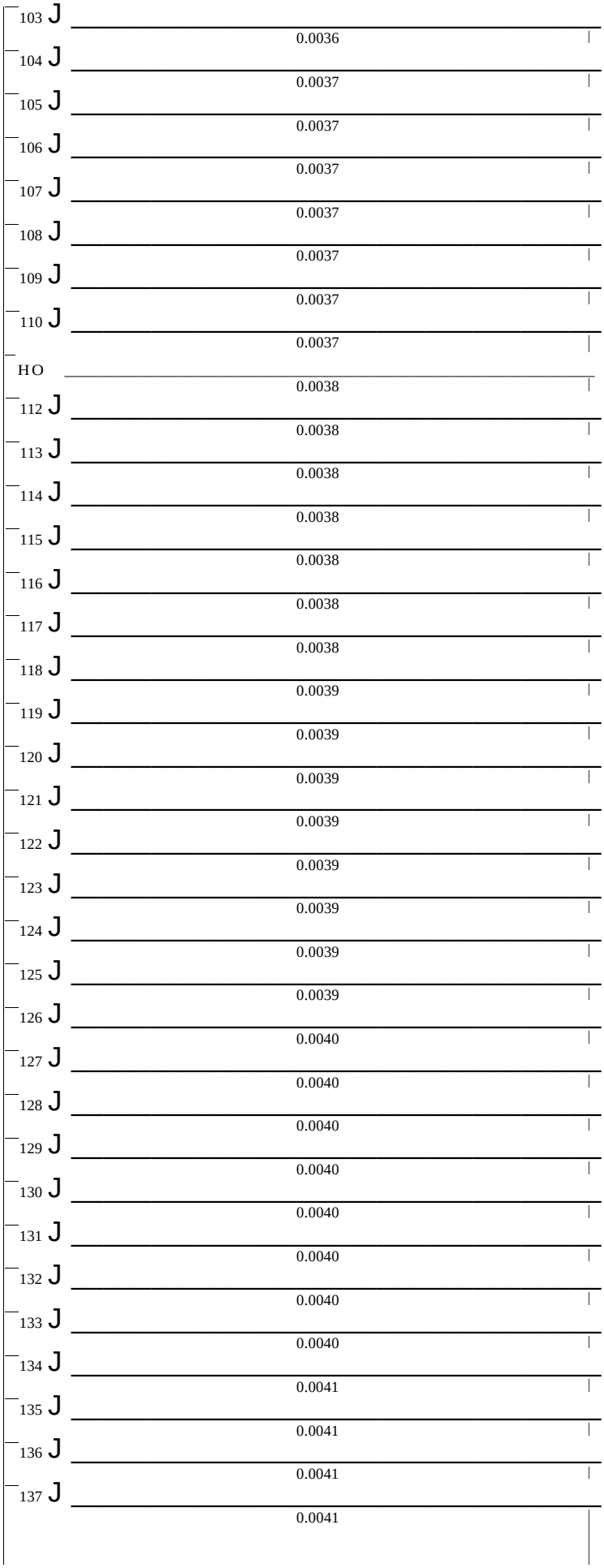
Day	Stream Depletion (cubic foot per second) 1 cubic foot per second=448.8 gallons per minute
T1	0.0000
" 1	0.0000
" 1	0.0000
4	0.0000
5	0.0000
"O	0.0000
7	0.0001
"8"1	0.0001
9	0.0002
"iol	0.0002
in	0.0003
in	0.0003
in	0.0004
in	0.0005
in	0.0005
in	0.0006
in	0.0007
in	0.0007
in	0.0008
20 J	0.0009
in	0.0009
22 J	0.0010
23 J	0.0011
in	0.0011
in	0.0012
26 J	0.0013
27 J	0.0013
28 J	0.0014
29 J	0.0014
30 J	0.0015
in	0.0015
32 J	0.0016

Stream Depletion Results for Site Well A

Distance = **1,100 feet**
T = 294 ft^2/day
Storage Coefficient = **0.02**
Pumping Rate = **3.37 gpm**
Pumping Time = **153 days**
Streambed Conductance = **4.9 ft/day**

33 J	0.0016
3 1	0.0017
35 J	0.0017
36 J	0.0018
37 J	0.0018
38 J	0.0019
39 J	0.0019
40 J	0.0020
4F1	0.0020
420	0.0021
431	0.0021
44 J	0.0021
45	0.0022
46 J	0.0022
47	0.0023
48 J	0.0023
49 J	0.0023
50 J	0.0024
5F1	0.0024
52	0.0024
53 J	0.0025
54	0.0025
55 J	0.0025
56 J	0.0026
57	0.0026
58 J	0.0026
59	0.0027
60 J	0.0027
60	0.0027
62 J	0.0028
63 J	0.0028
64 J	0.0028
65 J	0.0028
66 J	0.0029
67	0.0029

68 J
0.0029
69 J
0.0030
70 J
0.0030
71
0.0030
72 J
0.0030
73 J
0.0031
"741
0.0031
"7 1
0.0031
"761
0.0031
77 J
0.0031
78 J
0.0032
79 J
0.0032
80 J
0.0032
"sO
0.0032
82 J
0.0033
83 J
0.0033
84 J
0.0033
85 J
0.0033
86 J
0.0033
87 J
0.0034
88 J
0.0034
89 J
0.0034
90 J
0.0034
"9F1
0.0034
92 J
0.0034
93 J
0.0035
94 J
0.0035
"9 1
0.0035
96 J
0.0035
97 J
0.0035
98 J
0.0036
99 J
0.0036
100 J
0.0036
101 J
0.0036
102 J
0.0036


103 J
0.0036
104 J
0.0037
105 J
0.0037
106 J
0.0037
107 J
0.0037
108 J
0.0037
109 J
0.0037
110 J
0.0037
HO
0.0038
112 J
0.0038
113 J
0.0038
114 J
0.0038
115 J
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116 J
0.0038
117 J
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118 J
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119 J
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120 J
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121 J
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122 J
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123 J
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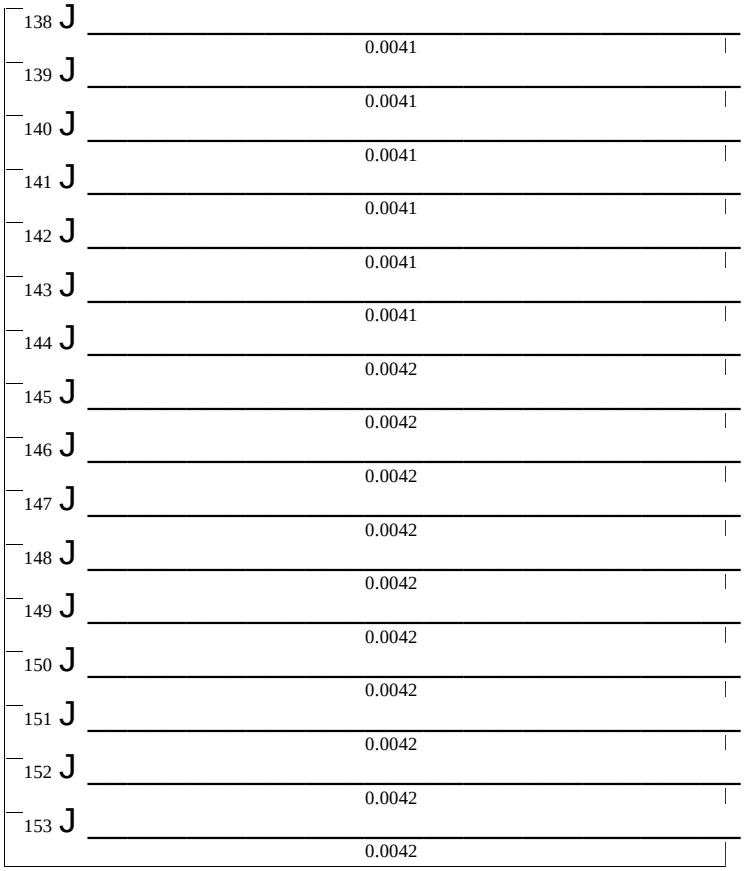
124 J
0.0039
125 J
0.0039
126 J
0.0040
127 J
0.0040
128 J
0.0040
129 J
0.0040
130 J
0.0040
131 J
0.0040
132 J
0.0040
133 J
0.0040
134 J
0.0041
135 J
0.0041
136 J
0.0041
137 J
0.0041


138 J
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139 J
0.0041
140 J
0.0041
141 J
0.0041
142 J
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143 J
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144 J
0.0042
145 J
0.0042
146 J
0.0042
147 J
0.0042
148 J
0.0042
149 J
0.0042
150 J
0.0042
151 J
0.0042
152 J
0.0042
153 J
0.0042

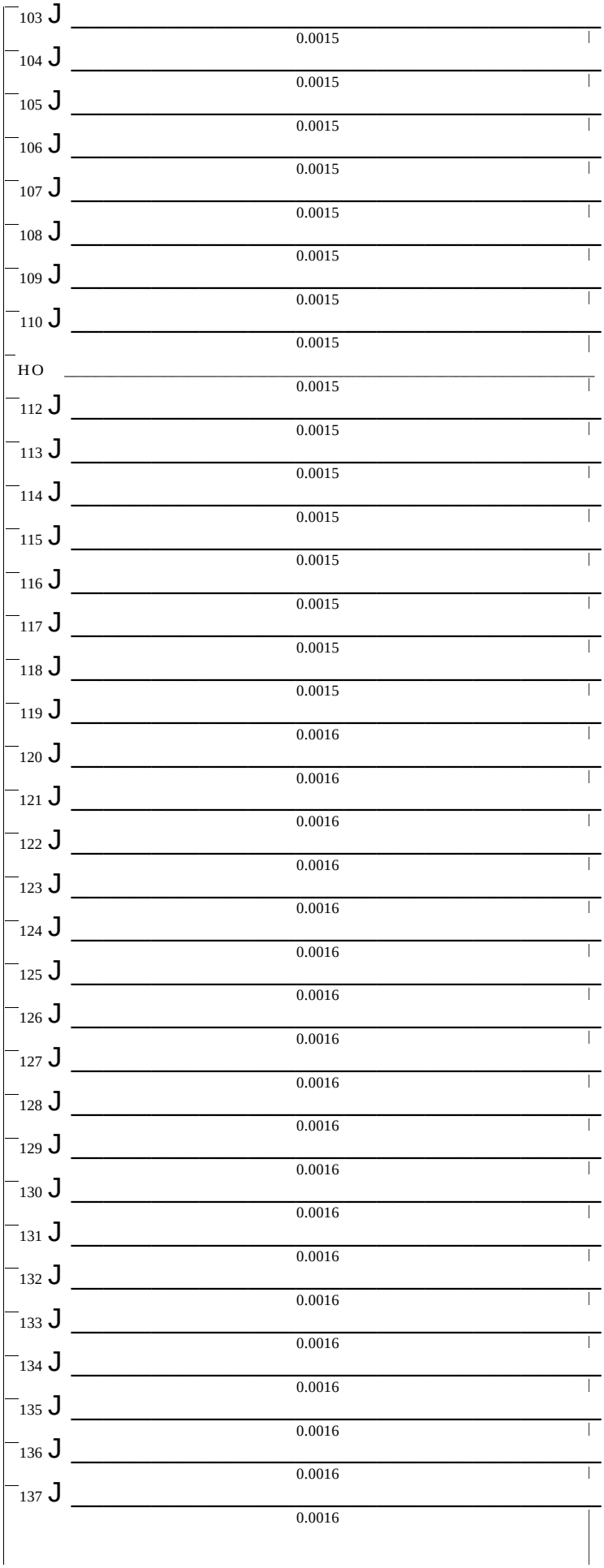
Stream Depletion Results for Site Well B

Distance = **930 feet**
T = 735 ft^2/day
Storage Coefficient = **0.02**
Pumping Rate = **0.95 gpm**
Pumping Time = **153 days**
Streambed Conductance = **18.4 ft/day**

Day	Stream Depletion (cubic foot per second) 1 cubic foot per second=448.8 gallons per minute
T1	0.0000
" 1	0.0000
" 1	0.0001
4	0.0001
5	0.0002
"0	0.0003
7	0.0003
"0	0.0004
9	0.0005
"iol	0.0005
in	0.0006
in	0.0006
in	0.0006
in	0.0007
in	0.0007
in	0.0007
in	0.0008
in	0.0008
in	0.0008
20 J	0.0009
in	0.0009
22 J	0.0009
23 J	0.0009
in	0.0009
in	0.0010
26 J	0.0010
27 J	0.0010
28 J	0.0010
29 J	0.0010
30 J	0.0011
in	0.0011
32 J	0.0011

33	J	0.0011
3 1		0.0011
35	J	0.0011
36	J	0.0011
37	J	0.0011
38	J	0.0012
39	J	0.0012
40	J	0.0012
4F1		0.0012
420		0.0012
431		0.0012
44	J	0.0012
45		0.0012
46	J	0.0012
47		0.0012
48	J	0.0013
49	J	0.0013
50	J	0.0013
5F1		0.0013
52		0.0013
53	J	0.0013
54		0.0013
55	J	0.0013
56	J	0.0013
57		0.0013
58	J	0.0013
59		0.0013
60	J	0.0013
60		0.0013
62	J	0.0013
63	J	0.0014
64	J	0.0014
65	J	0.0014
66	J	0.0014
67		0.0014

68	J	0.0014
69	J	0.0014
70	J	0.0014
71		0.0014
72	J	0.0014
73	J	0.0014
"741		0.0014
"7 1		0.0014
"761		0.0014
77	J	0.0014
78	J	0.0014
79	J	0.0014
80	J	0.0014
"sO		0.0014
82	J	0.0014
83	J	0.0014
84	J	0.0014
85	J	0.0015
86	J	0.0015
87	J	0.0015
88	J	0.0015
89	J	0.0015
90	J	0.0015
"9F1		0.0015
92	J	0.0015
93	J	0.0015
94	J	0.0015
"9 1		0.0015
96	J	0.0015
97	J	0.0015
98	J	0.0015
99	J	0.0015
100	J	0.0015
101	J	0.0015
102	J	0.0015


103 J
0.0015
104 J
0.0015
105 J
0.0015
106 J
0.0015
107 J
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108 J
0.0015
109 J
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110 J
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HO
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112 J
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113 J
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134 J
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135 J
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136 J
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137 J
0.0016

138	J	0.0016
139	J	0.0016
140	J	0.0016
141	J	0.0016
142	J	0.0016
143	J	0.0016
144	J	0.0016
145	J	0.0016
146	J	0.0016
147	J	0.0016
148	J	0.0016
149	J	0.0016
150	J	0.0016
151	J	0.0016
152	J	0.0016
153	J	0.0016

DROUGHT MANAGEMENT PLAN
EAST SIDE FARMS

The Urgency Ordinance approved by the Lake County Board of Supervisors on July 27th, 2021 (Ordinance No. 3106) requires applicants to provide a plan depicting how the applicants plan to reduce water use during a declared drought emergency. The proposed commercial cannabis cultivation operation would be composed of three fenced outdoor cultivation areas, with up to 50,560 ft^2 of combined cannabis canopy. All water for the proposed cultivation operation would come from two existing onsite groundwater wells, and the proposed cultivation operation would have an annual water use requirement of approximately 788,574 gallons per year/cultivation season, which includes 766,974 gallons per year for irrigation and 21,600 gallons per year for employees.

Per the Water Conservation and Use requirements outlined in the State Water Resources Control Board's Cannabis General Order, the Applicant shall implement the following Best Practical Treatment and Control (BPTC) measures to conserve water resources:

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

With the Water Conservation and Use requirements outlined above, the proposed cultivation operation would efficiently use water resources at all times. Additionally, Article 27 Section 27.11 of the Lake County Zoning Ordinance requires commercial cannabis cultivators using water from a groundwater well to install a water level monitor on their water supply well, and to regularly record readings from the continuous water level monitor. Well water level monitoring and reporting shall be performed as follows:

Seasonal Static Water Level Monitoring

Seasonal monitoring of well water levels provides information regarding long-term groundwater elevation trends. The water level in the onsite groundwater well shall be measured and recorded prior to the start of the cultivation season (March/April), and once in the fall (November) after the cultivation season has ended. Data reported to the Lake County Community Development Department as part of the Project's annual reporting requirements shall include a hydrograph plot of all seasonal water level measurements for the onsite groundwater well.

Water Level Monitoring During Extraction

The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well to determine the effect of the pumping rate on the water source during each cultivation season. This information can be used to determine the capacity and yield of the onsite groundwater well for determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact the pumping rate has on the well water level. Data reported to the Lake County Community Development Department as part of the Project's annual reporting requirements shall include a hydrograph plot of the water level readings during the cultivation season.

In addition to the monitoring and reporting described above, the Project's annual report shall include an analysis of the water level monitoring data, demonstrating whether or not use of the onsite groundwater well is causing significant drawdown and/or impacts to the surrounding area and what measures were taken to reduce impacts. If there are impacts, a revised Water Management Plan shall be prepared and submitted to the Lake County Community Development Department, for review and approval, demonstrating how the project will mitigate the impacts in the future.

DROUGHT EMERGENCY RESPONSE

When a drought emergency has been declared for the area of the proposed cultivation operation, the Applicant may implement the following additional measures, as needed or appropriate to the site, to reduce water use and ensure both success of the cultivation operation and decreased impacts to surrounding areas:

- Install moisture meters to monitor how much water is in the soil at the root level and reduce watering to only what is needed to avoid excess;
- Cover the soil and drip lines with removable plastic mulch to reduce evaporation;
- Irrigate only in the early morning hours or before sunset;
- Cover plants with shaded meshes during peak summer heat to reduce plant stress and water needs;
- Add a soil amendments/ingredients to growing medium that retains water in a way to conserve water and aid plant growth/health. Soil amendments/ingredients such as peat moss, coco coir, compost, perlite, and vermiculite retain water and provide a good environment for cannabis to grow.

Additionally, to ensure both success and decreased impacts to the surrounding areas, the Applicant plans to reduce the outdoor canopy area and water usage by 10 percent or more, when a drought emergency has been declared for the region. To reduce water usage by 10 percent or more, the Applicant will not plant 5,056 ft^2 or more of the proposed canopy area. The canopy area(s) to be left fallow will depend on when a drought emergency is declared (before or after the proposed canopy areas have been planted), and the Applicant will prioritize the preferred cultivation/canopy areas over less desirable cultivation/canopy areas (based on cultivation experience). By implementing the Drought Management Plan outlined above, the estimated annual water demand for the proposed cultivation operation would be reduced from approximately 788,574 gallons to 709,717 gallons during periods of drought.

BIOLOGICAL RESOURCES ASSESSMENT

23071-23143 JERUSALEM GRADE [APN 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57]

LAKE COUNTY, CALIFORNIA

PREAPRED FOR:

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JULY 10, 2024

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Biological Resources Assessment (BRA) is to evaluate the existence of special-status species (SSS) and/or habitats, as well as assess the potential for SSS listed in Appendix A to occur on or near the site of commercial cultivation activities, pursuant to applicable regulations from County of Lake and the State of California. This BRA also analyzes the potential for jurisdictional wetlands and other waters of the U.S. to exist onsite, and classifies landforms that may potentially convey sediment to waters of the U.S. including dry creeks, washes, swales, gullys, and other erosional features. Also included are analysis of potential impacts to special-status species and habitats from proposed project activities, and avoidance and minimization measures for any sensitive species or habitats onsite that may be impacted by project activities.

1.2 PROJECT SUMMARY

The proposed project involves permitting of a commercial *Cannabis* cultivation facility on five parcels located at 23071, 23131, 23083, 23143, and 23119 Jerusalem Grade in unincorporated Lake County near the town of Lower Lake (Figure 1). Existing cultivation areas are shown in the locations shown in Figure 2. The proposed cultivation site is to be located in the grassland portion of parcel 013-015-40. The parcels can be accessed via graded dirt and gravel road that branches to the north off of Jerusalem Grade, that is in good condition. Several special-status species were found as well as one sensitive plant community type, however these should be able to be avoided or relocated as described in Section 3.0, below. There are several culvert crossings on Class III ephemeral drainages however none of these are required to reach the cultivation or work areas. There are no areas that appear to be jurisdictional wetlands. All parcels have received two early and late spring special-status plant surveys except for APN 013-015-40 that still requires an early spring plant survey that should be performed in 2025 as described in Section 3.0, below. As long as this future plant survey does not detect any special-status plants in the project area, the project as designed should have no impact on sensitive species or habitats if the measures described in Section 3.0, below, are implemented to the greatest extent practicable.

1.3 LOCATION

1.3.1 Site Overview

The project area is located in unincorporated Lake County, 3.8 miles east of Lower Lake, 9.6 miles southeast of Lower Lake, and 28 miles southwest of Lakeport (Figure 1). The project is located at 23071, 23131, 23083, 23143, and 23119 Jerusalem Grade, and assigned respective Assessor's Parcel Numbers (APN) 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57 (Figure 2). The parcels are located in Section 14, Township 11 North, Range 6 West, on the USGS Jericho Valley 7.5

minute quad. All five parcels are zoned Rural Lands (RL), are under the jurisdiction of the Central Valley (Region 5) Regional Water Quality Control Board (RWQCB), and the North-Central Region (District 2) of the California Department of Fish & Wildlife (CDFW).

1.3.2 Federal Critical Habitat

Federal Critical Habitat (FCH) is designated by the U.S. Fish & Wildlife Service (USFWS) and provides special protections for habitats considered important for long-term population persistence of endangered or threatened species. There is no FCH onsite for any animal or plant species. The nearest FCH is located 4.3 miles to the northwest of the project parcel for Slender Orcutt grass (*Orcuttia tenuis*) near Little High Valley. There is also FCH for Slender Orcutt grass 18 miles to the west associated with Bogg's Lake. The next nearest species with designated FCH is for Northern spotted owl (*Strix occidentalis*; NSO) located 13 miles to the west near Cobb Mountain. There is no other FCH within 10 miles of the project parcel.

1.3.3 CNDDB Occurrences

Special-status species (SSS) are those species that receive special protections under either local, State, or Federal law and include both State and Federally Endangered and Threatened species of animals and plants, as well as candidate listing species and other species or populations of special concern for which additional information is required. The California Natural Diversity Database (CNDDB) provides information on most known SSS occurrences in the State of California. A description of the habitat requirements and likelihood of occurrence of potential SSS on the project parcel based the CNDDB database, published scientific literature, and the expertise of PEC staff, is provided in Appendix A, with all SSS known from a 15 mile radius around the project parcel highlighted. Additionally, map-based representation of all of the SSS within a 5 mile radius around the project site is provided in Appendix B.

There is one known occurrence of special-status animal species from the project parcel, an indistinct locality of Prairie Falcon (*Falco mexicanus*) located in the Jericho Valley 7.5 minute USGS quad, observed in 1991. The next nearest known occurrence of SSS animal species is Foothill Yellow-Legged Frog (*Rana boylii*; FYLF) observed in 2018 located 1.9 miles north of the project parcel in Soda Creek. There is also an occurrence of FYLF 2.6 miles south of the parcel in Putah Creek. The next nearest known occurrences of SSS animal species is Western Pond Turtle (*Emys marmorata*) observed in 1946 located 2.4 miles southeast of the project parcel in Putah Creek (Appendix C). The next nearest known occurrence of special-status animal species is Bald Eagle (*Haliaeetus leucocephalus*) located 2.7 miles southwest of the project parcel near McCreary Lake. The next nearest occurrence of SSS animal species is Golden Eagle (*Aquila chrysaetos*) observed in 1992 located 3.7 miles west of the project parcel near Hunting Creek. There are no other known SSS animal species from within 3 miles of the project parcel (Appendix C).

Several special-status plant species are known from the project parcel, as described in Section 2.0, below. Aside from these known species onsite, there are 19 different special-status plant species known from within 5 miles of the project parcel (Appendix C). Two special-status species are known from an adjacent parcel to the south based on field surveys by PRC in 2024: Sharsmith's Western Flax (*Hesperolinon sharsmithiae*) and Colusa layia (*Layia septentrionalis*). The nearest known occurrence of special-status plant species in the CNDDB database is an indistinct locality of Sharsmith's Western Flax observed in 2010 whose boundary comes as close as 0.13 miles east of the project parcel. There is another occurrence of Sharsmith's Western Flax located 0.4 miles northeast of

the project parcel in Jerusalem Valley. The next nearest known occurrence of special-status plant species is Adobe Lily (*Fritillaria pluriflora*) observed in 2015 located 0.4 miles southeast of the project parcel. There is another occurrence of Adobe Lily located 3.1 miles northeast of the project parcel in Jericho Valley. The next nearest known occurrence of special-status plant species is Hall's Harmonia (*Harmonia hallii*) observed in 1947 located 1.9 miles southeast of the project parcel near Amel Lake. The next nearest known occurrence of special-status plant species is Two-carpellate Western Flax (*Navarretia leucocephala* ssp. *pauciflora*) observed in 2000 located 2.8 miles south of the project parcel near McCreary Lake. There are no other known occurrences within 3 miles of the project parcel (Appendix C).

1.3.4 Landforms & Water Features

The parcels encompass the north side of a small ridge that forms from the western slope of Bishop Mountain, on the east slope of Salt Creek canyon (Figure 1). The maximum elevation is 1,080 feet above sea level along the center of the eastern boundary of parcel 013-015-39, and the minimum elevation is 958 feet above sea level on parcel 013-015-57 along the western parcel boundary where a Class III drainage exits the parcel (Figure 2). Most of the parcels are blue oak savannah, with slopes between 5% and 20%, as measured by Suunto PM5 handheld clinometer. The only classifiable watercourses onsite are the headwaters of two unnamed Class III ephemeral drainages that flow off the sides of the ridge on parcels 013-015-57 and 013-015-43 (Figure 2). More information on watercourses onsite is provided in Section 2.4, below.

Precipitation falling onsite eventually mostly infiltrates locally, gradually draining west before passing offsite and entering Salt Creek. Salt Creek is a Class I watercourse in this reach, and flows south for 1.0 miles before the confluence with Putah Creek, which flows southeast for approximately 19 miles before emptying into Lake Berryessa. From the outlet of Lake Berryessa at Monticello Dam, Putah Creek continues east for 27 miles flowing into the Central Valley and past the City of Davis before emptying into a series of low-lying basins known as the Putah Creek Sinks. From there water flows into the Yolo Bypass and south into the Sacramento River which flows south for approximately 40 miles before emptying into Suisun Bay and the Pacific Ocean.

1.3.5 Existing Structures

There residential buildings on parcels 013-015-36 and 013-015-39. Existing cultivation facilities including outdoor and/or hoop house type structures exist on parcels 013-015-36 (Figure 6), 013-015-39, 013-015-43 (Figure 8), and 013-015-57 (Figure 9). A cultivation area is proposed for parcel 013-015-40 in the central grassland area (Figure 7). There are three locking entrance gates to parcels 013-015-36, 013-015-39 and 013-015-57. Access is provided by graded and/or graveled roads that are generally in good condition.

1.3.6 Regional Land Uses

Land uses in the vicinity of the project parcel are primarily private property including undeveloped brushland, wildlands managed for mixed uses including timber harvest, rural residential parcels, irrigated and nonirrigated pastureland, and vineyard and orchard developments. Farther to the west is the community of Hidden Valley Lake. Much of the land to the north and east and south of the parcels were severely burned in the Jerusalem and Rocky Fires in 2015. The project parcels have not been burned in the last 10 years.

1.4 METHODS

1.4.1 Records Search & Literature Review

Based on a review of the literature and relevant databases, we compiled a list of special-status plant and animal species that are known to occur within 10 miles of the project site, or that occupy habitats that are known to be present on or near the project site (Appendix A). Sources of information referenced include the California Department of Fish & Wildlife (CDFW) *California Natural Diversity Database* (CNDDB 2024), U.S. Fish and Wildlife Service Environmental Conservation Online System (USFWS 2024), the California Native Plants Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2024), the CDFW *Habitat Relationships System* (HRS), and the knowledge of PEC staff familiar with the species and habitats of Lake County.

Additional information on sensitive habitats including wetlands was obtained from the USFWS National Wetlands Inventory (NWI 2024), and the County of Lake Geographic Information System Portal (Lake Co. 2024). Plant species included here are state or federal endangered or threatened species, and/or considered rare by CDFW, and/or are recognized as special-status species (SSS) by CNPS or CDFW. Animal species included here are designated as State or Federally Endangered or Threatened, and/or CDFW species of special concern (SSC), and/or CDFW fully protected species (FPS). In addition, nests of most native bird species, regardless of their regulatory status, are protected from take or harassment under the U.S. Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish & Wildlife Code.

1.4.2 Field Surveys

Four protocol-level special-status plant surveys were conducted on the various parcels on May 24 in 2019, April 6 in 2021, April 23 in 2024, and June 11 in 2024. The 2019 survey was performed on parcels 013-015-39 & 013-015-57, the 2021 survey was performed on parcel 013-015-57, the April 23, 2024 survey was performed on 013-015-36, 013-015-39, 013-015-43 & 013-015-57, and the June 11, 2024 survey was performed on all five parcels. Thus, the only parcel that still needs a second (early or mid) spring survey to meet the County of Lake's requirements for two appropriately timed rare plant surveys is 013-015-40.

At each survey date, the entirety of each parcel was surveyed on foot by PRC botanist Dr. Christopher T. DiVittorio, recording the location and identity of all plant and animal species encountered. On some dates consulting botanist Dr. Zoya Akulova assisted with surveys. For each of the parcels surveyed at each time point, methods were performed as specified in the California Department of Fish & Wildlife (CDFW) publication titled *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, dated March 20, 2018.

Protocol-level field surveys involved walking the entire parcel on foot in parallel lines approximately 15 feet apart, identifying every species that was flowering, and making note of any species that were past flowering or that had not yet flowered. Table 1 contains a list of all plant species found across all survey dates. Voucher specimens were taken of any species that required identification in the laboratory. All terminology follows currently accepted nomenclature as described in *The Jepson Manual* (2012) or subsequent taxonomic treatments.

All animals onsite were also recorded and a habitat assessment performed to determine if habitat for special-status animals in Appendix C exists onsite. As part of this assessment, Dr. DiVittorio observed and recorded all direct visual encounters, as well as indirect observations including vocalizations, scat, tracks, feathers, burrows, nests, and molts.

2.0 RESULTS

2.1 NATURAL COMMUNITIES IN THE EVALUATION AREA

Using field surveys, a review of published literature, and the knowledge of PRC staff, all of the natural communities present on and around the project site were assessed. Regionally, the dominant vegetation type is burned chaparral and mixed conifer and chaparral scrub, with higher proportions of hardwoods near watercourses, and grasslands on flat floodplains and ridge tops, with scattered serpentine outcrops particularly to the east.

2.2 NATURAL COMMUNITIES WITHIN THE PROJECT SITE

The community types present on the project parcels consist of chaparral and oak savannah (Figure 3), interspersed with patches of grassland. The specific community descriptions below are organized based on the zones that were surveyed, and the floristic results presented in Appendix B. Overall, the parcel consists of approximately 45% oak savannah, 45% grassland, and 10% developed areas.

2.2.1 Blue Oak Savannah

All five parcels can be described as blue oak savannah with interspersed with grassland primarily dominated by non-native annual grasses but with some remnant patches of native grassland (Figure 2). A full list of all plant species observed across the five site visits is provided in Appendix B, below.

Two special-status plant species and one sensitive plant community type were positively identified from the site (Figure 1). Recommended avoidance and mitigation measures for these species are provided in Section 3.0, below.

Hoover's lomatium (*Lomatium hooveri*) is a perennial plant in the Apiaceae family and was found on the north side of a greenhouse in the area shown by a yellow star in Figure 2. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on California Native Plant Society (CNPS) List 4.3. Hoover's lomatium was also found along the west side of the cultivation area in parcel 013-015-57, however these plants were relocated as part of permitting for the installation of the garden, as recommended in the rare plant report prepared for the project by PRC dated May 1, 2021.

Colusa layia (*Layia septentrionalis*) is an annual plant in the Asteraceae family and was found in oak woodland habitat in the areas shown in blue in Figure 2. A representative ground-level photograph is presented in Figure 4. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on CNPS List 1B.2. This species was also discussed in the rare plant

report dated May 1, 2021, however the populations described in that report as well as those presented in this BRA are not near any proposed development areas.

Several patches of native grassland with greater than 80% cover of native grasses were found in the areas shown in blue in Figure 2. A representative ground-level photograph is presented in Figure 5. Species in this grassland habitat include *Stipa pulchra*, *Elymus glaucus*, *Elymus triticoides*, *Elymus multisetus*, and *Festuca microstachys*. Native grassland with greater than 80% cover are considered sensitive habitats by CDFW.

2.3 WILDLIFE

Numerous animal species were observed both directly and indirectly across the five site visits, although protocol-level targeted surveys were not performed for any species or animal group specifically. Bird species observed onsite include acorn woodpecker (*Melanerpes formicivorus*), Western scrub jay (*Aphelocoma californica*), turkey vulture (*Cathartes aura*), common crow (*Corvus brachyrhynchos*), white-breasted nuthatch (*Sitta carolinensis*), and mourning dove (*Zenaida macroura*).

Other animal species observed onsite include Western bumblebee (*Bombus occidentalis*), pocket gopher (*Thomomys bottae*), Western fence lizard (*Sceloporous occidentalis*), prints of mule deer (*Odocoileus hemionus*), excavation mounds of California ground squirrel (*Otospermophilus beecheyi*), scat of Western coyote (*Canis latrans*), and runways of black-tailed jackrabbit (*Lepus californicus*).

2.4 WETLANDS & STREAMS

Streams and watercourses onsite were classified according to the three-tier method used by the California Department of Forestry & Fire Protection (CALFIRE 2017) and included as a reference in Appendix E. Jurisdictional streamcourses are mapped in Figure 2. According to these criteria, there are two unnamed seasonal Class III watercourses on parcel 013-015-57 that initiate onsite and that flow offsite to the north and west off the main ridge top. These channels do not exhibit riparian vegetation or scour and do not support aquatic life. There are also several Class III channels that drain to the west off parcel 013-015-43 that are conveyed beneath the access road by several culverts (Figure 2). The north culvert is an approximately 16" diameter corrugated metal culvert and is non-jurisdictional and does not exhibit any scour up or down slope from the culvert (Figure 10). The middle culvert is an approximately 16" diameter HDPE structure on a Class III watercourse (Figure 11). The south culvert is an approximately 16" diameter corrugated metal structure on a Class III watercourse (Figure 12).

One stock pond exists on parcel 013-015-36, that has a 24" diameter HDPE overflow culvert installed on the north side of the pond (Figure 13). There is no scour downstream of the overflow culvert and no obvious inlet watercourse to the pond, thus it does not appear to be an in-stream pond.

Potential wetlands onsite were assessed based on the likelihood to satisfy the three-tier wetland delineation criteria used by the Army Corps of Engineers *Wetland Delineation Manual* (ACOE

1987). There are no locations onsite that appear to satisfy the ACOE criteria for wetlands, although a protocol-level wetland delineation was not performed. There are no locations onsite that appear to be jurisdictional wetlands based on the absence of any areas near the proposed cultivation areas that exhibit satisfactory cover of hydrophytic vegetation or that exhibit signs of wetland hydrology such as spring seeps or ponding. The Class III drainages are furthermore likely too steep and rocky to exhibit soils of sufficient duration of saturation to qualify as wetland soils. There is also no riparian wetland vegetation around these channels that would be required to be jurisdictional wetlands.

2.5 SOILS & LOCAL GEOMORPHOLOGY

The parent materials are typical of inner Coast Range mountains of the Lake County subtype, with highly dissected valleys cut into soft Franciscan sediments, with abundant volcanic extrusive and intrusive formations (USGS 1985). Local formations on the majority of the site are mapped as well-drained Bally-Phipps complex, 15-30% slopes (#107), with lesser proportions of Forbesville (12%) formations. The far southern portion of the site is mapped as Phipps complex, 5 to 15 percent slopes (#195), with lesser proportions of Forbesville (10%), and unnamed (10%) formations. There are no serpentine or other ultramafic rock types onsite and no serpentine derived soils. There are no alkalai or vernal pool soil types onsite.

3.0 SUMMARY & CONCLUSIONS

Plants

Several special-status plant species and one sensitive plant community were found onsite during four site surveys, as described in Section 2.2.1 and shown in Figure 2. The following recommendation were developed in order to avoid impacts to these sensitive species and habitats.

Recommendation 1: Populations of Colusa layia shown in Figure 2 should be avoided. These populations are not in proposed development areas and it should be possible to keep vehicle traffic to the existing roadbed. If any individuals of Colusa layia are in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they should not be disturbed until a plan for reseeding is prepared by a qualified biologist. The plan should involve collecting seed of plants from the proposed development areas and distributing them in an area of the site that is not to be disturbed.

Recommendation 2: One individual of Hoover's lomatium was found to the west of the existing greenhouse on parcel 013-015-36 in the location shown in Figure 2. This plant should be allowed to grow and trenching or ground disturbing activities should be avoided in the vicinity of the plant. If the area near the plant needs to be disturbed, the plant should be excavated and transplanted to a similar habitat that will not be disturbed in the future, under supervision of a qualified biologist. In addition, if it is possible to collect seeds from the plant, they should be collected and dispersed near the transplanted soil.

Recommendation 3: Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2. These areas should not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a plan should be developed by a qualified biologist to collect seed of affected individuals and disperse them in suitable habitat onsite that is not proposed to be disturbed.

Recommendation 4: Parcel 013-015-40 has only received one spring survey. If this parcel is to be developed one more spring survey should be performed ideally in April to satisfy the County of Lake's requirement for two spring rare plant surveys.

Animals

No special-status animal species were observed during the surveys performed at the site. Despite this, numerous trees are proposed to be removed, and removal of these trees may have significant impacts to protected species such as raptors or migratory birds. In order to avoid impacts to bird species, the following recommendation should be implemented:

Recommendation 5**:** If trees are proposed to be removed during the nesting season for birds, typically February 1 to October 31, a nesting bird survey should be performed by a qualified biologist for all trees to be removed to ensure that no active nests of protected bird species including hawks and eagles are present. The nesting bird survey should take place no more than 7 days prior to tree removal. If active nests are observed, appropriate buffers should be established by the project biologist around the tree, and no disturbance should occur inside these buffers until birds have fledged and the nests have become inactive.

Wetlands & Watercourses

There are several ephemeral watercourses in the study area, and setbacks of at least 50 feet should be observed off of all of the mapped features in Figure 2 as required by the 2017 State Water Resources Control Board *Cannabis* General Order. Due to dense vegetation present onsite, there are no visible paths for sediment to enter waters of the State or waters of the U.S. at the time of the surveys. There are also no isolated wetland features such as ponds, bogs, springs, vernal pools, or wet meadows identified during the surveys, however a protocol-level wetland delineation was not performed. During and after project implementation, as long as appropriate erosion control BMPs are implemented to the greatest extent practicable, no sediment discharge to waters of the State or waters of the U.S. is anticipated. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes should be used. A list of suitable species and nurseries/vendors can be provided by PRC on request.

4.0 REGULATORY FRAMEWORK

4.1 FEDERAL

4.1.1 Endangered Species Act (ESA)

The U.S. Fish & Wildlife Service (USFWS) has jurisdiction over federally-listed threatened and endangered species under the ESA. USFWS also maintains a list of proposed and candidate species that are not legally protected under the ESA, but are often included in their review of a project as they may become listed in the near future. The ESA protects listed animal species from harm or take which is broadly defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. Take can also include habitat modification or degradation that results in death or injury to a listed species. An activity can be defined as a take even if it is unintentional or accidental. Listed plant species are provided less protection than listed wildlife species. Listed plant species are legally protected from take under ESA if they occur on federal lands. Pursuant to the requirements of the ESA, a federal agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed threatened or endangered species (plants and animals) may be present in the project area and determine whether the proposed project may affect such species. Any activities that could result in the take of a federally-listed species will require formal consultation with USFWS.

4.1.2 Migratory Bird Treaty Act (MBTA)

The MTBA implements international treaties between the U.S. and other nations that were enacted to protect migratory birds, their parts, eggs, and nests from activities including hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under MTBA (16 USC §703, *et. seq*.).

4.1.3 Eagle Protection Acts

Both bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*) are additionally protected under the Eagle Protection Act (16 USC §669, *et. seq*.) and the Bald & Golden Eagle Protection Act (16 USC §668-668d).

4.1.4 Clean Water Act (CWA)

Section 404 The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. As of the date of preparation of this report, the U.S. Environmental Protection Agency (EPA) and USACE published a final rule in the Federal Resister on September 8, 2023 that took effect on the same date, amending the “Revised Definition of Waters of the United States” that was published in the Federal Register on January 18, 2023, and took effect on March 20, 2023. This final rule conforms the definition of "waters of the United States" to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett vs. EPA.*

According to the September 8, 2023 final rule and as codified in Title 40 Code of Federal Regulations §120.2 and Title 33 Code of Federal Regulations §328.3, “waters of the United States“ have been amended to read as follows:

1. Waters which are:
    a. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    b. The territorial seas; or
    c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (5) of this section;
3. Tributaries of waters identified in paragraph (1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
    a. Waters identified in paragraph (1) of this section; or
    b. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (2) or (3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (1) or (3) of this section.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area’s status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the EPA and/or USACE.

“Wetland” refers to areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and seasonal wetlands. Wetlands are considered jurisdictional if they fall under one of the categories of waters of the United States defined above. The USACE jurisdiction typically extends up to the ordinary high water mark (OHWM).

In general, a USACE permit must be obtained before placing fill in wetlands or other waters of the United States. The type of permit depends on the impacted acreage, the purpose of the proposed fill, and other factors.

Section 401 Under Section 401 of the CWA, "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the State in which the discharge is proposed that states the discharge will comply with the applicable provisions under the Federal Clean Water Act." In this case, applicants must obtain a Section 401 Water Quality Certification from, the Regional Water Quality Control Board from the region in which the project takes place.

4.2 STATE

4.2.1 California Environmental Quality Act (CEQA)

The following CEQA guidelines are intended to determine significance thresholds when analyzing the potential impacts of a proposed project on biological resources. The following is a list of criteria for determining if impacts are considered significant:

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plan, policies, or regulations, or by the California Department of Fish & Wildlife (CDFW) or U.S. Fish & Wildlife Service (USFWS).

1. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
2. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
3. 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.
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
5. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

4.2.2 California Endangered Species Act (CESA)

The State of California enacted CESA in 1984 and is similar to the federal ESA but pertains to State-listed threatened and endangered species. CESA requires State agencies to consult with CDFW when preparing a CDQA documents to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or results in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternative available (Fish & Game Code [FGC] §2080.) CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify reasonable and prudent alternatives to the proposed project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species of the take is incidental to carrying out an other wise lawful project thar has been approved under CEQA (FGC §2081).

4.2.3 California Fish & Game Code

Under CESA, CDFW has the responsibility for maintaining a list of threatened and endangered species (FGC §2070). Fish & Game Code §2050-2098 outline the protection provided to California's rare, endangered, and threatened species. Fish & Game Code §2080 prohibits the taking of plants and animals listed under CESA. Fish & Game Code §2081 establishes an incidental take permit program for State-listed species. CDFW also maintains a list of candidate species that it formally notices as being under review for addition to the list of endangered or threatened species.

In addition, the Native Plant Protection Act of 1977 (NPPA) (FGC §1900, *et seq*.) prohibits the taking, possessing, or sale within the State of any plants with a State designation of rare, threatened, or endangered (as defined by CDFW). An exception to this prohibition in NPPA allows landowners, to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. Fish & Game Code §1913 exempts from the take prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way." Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

In addition to formal listing under federal ESA and CESA, some species receive additional consideration by CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a "Species of Special Concern." CDFW maintains lists of Species of Special Concern that serve as species "watch lists." Species with this status may have limited distributions or limited populations, and/or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA, and specific protection measures may be warranted. In addition to Species of Special Concern, CDFW Special Animals List identifies animals that are tracked by the California Natural Diversity Database (CNDDB) and may be potentially vulnerable but warrant no federal interest and no legal protection.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines §15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines §15380 (Rare or Endangered Species) provides for the assessment of unlisted species as Rare or Endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society (CNPS) List ranked 1A, 1B, and 2 would typically require evaluation under CEQA.

Fish & Game Code §3500-5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Fish & Game Code §3503.5, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. To comply with the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State-listed endangered or threatened species may be present in the project study area and determine whether the proposed project will have a potentially significant impact on such species. In addition, CDFW encourages informal consultation on any proposed project that may impact a candidate species. Project-related impacts to species on CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of CESA. Take of protected species incidental to otherwise lawful management

activities may be authorized under Fish & Game Code §206.591. Authorization from CDFW would be in the form of an Incidental Take Permit.

Fish & Game Code §1602 requires any entity to notify CDFW before beginning any activity that "may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake" or "deposit debris, waste, or other materials that could pass into any river, stream, or lake." This definition includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. A Lake or Streambed Alteration Agreement (LSAA) will be required if CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water.

4.2.4 Porter-Cologne Water Quality Control Act

California's Regional Water Quality Control Boards (RWQCB) regulate actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the water of the State" (Water Code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State" (Water Code §13050(e)).

4.2.5 California Native Plant Society (CNPS)

The CNPS maintains a rank of plant species that are native to California and that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Following are the definitions of the CNPS ranks:

- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California but common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California but more common elsewhere
- Rank 3: Plants about which more information is needed
- Rank 4: Watch List: Plants of limited distribution

Potential impacts to populations of CNPS ranked plants receive consideration under CEQA review. All plants appearing on CNPS Lists 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, potential impacts to these species or their habitats should be analyzed during the preparation of environmental documents pursuant to CEQA, as they may meet the definition of Rare or Endangered under the CEQA Guidelines Section 15380 criteria.

4.2.6 State Water Resources Control Board *Cannabis* Cultivation General Order

In addition to the above regulations, *Cannabis* cultivation is subject to State Water Resources Control Board (SWRCB) *Cannabis* Cultivation General Order No. WQ-2019-0001-DWQ (Order). This statewide Order specifies measures that must be taken to ensure water quality based on the size of the cultivation area (Tier 1 vs Tier 2), the risk determination based on potential to affect water quality (low, medium, high), and watercourse classifications and minimum setbacks that must be followed. Currently, Class I watercourses (perennial streams, lakes, ponds) must observe 150 foot setbacks,

Class II watercourses (intermittent streams or wetlands) must observe 100 foot setbacks, and Class III watercourses (ephemeral streams) must observe 50 foot setbacks. Class IV watercourses (e.g. man-made canals) that support native aquatic species must observe a setback equal to the established riparian vegetation zone, or if the watercourse does not support aquatic species does not need to observe setbacks. Other measures that must be taken to protect water resources are also provided in the text of the statewide Order.

4.2.7 California Oak Woodlands Conservation Act

The California Oak Woodlands Conservation Act requires the County to determine whether a project in their jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment, as codified in California Public Resources Code Section 21083.4. If it is determined that there may be a significant effect to oak woodlands, the County shall require one or more mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands. Alternatives to mitigate the significant effect of the conversion of oak woodlands include replacement of removed trees typically at a rate of 3:1, and maintenance of trees for a period of seven years after the trees are planted, although replacement typically may only comprise 50% of the required mitigation for the project, with the remainder often consisting of conservation easements or other mitigation measures developed by the County. Trees subject to the provisions of California Public Resources Code Section 21083.4 are those in the genus *Quercus* that have a diameter at breast height (DBH) of 5 inches or more.

4.3 REGIONAL & LOCAL

Natural resource use and *Cannabis* commercial development in Lake County is guided by the Lake County General Plan and regulated by Lake County Code. Below is a sample of relevant codes and ordinances that pertain to vegetation management and commercial *Cannabis* cultivation on lands within the County's jurisdiction.

4.3.1 County of Lake Municipal Code

Cannabis Cultivation (Chapter 11, Article 27)

The Ordinance Code of the County of Lake provides comprehensive guidelines on the size, location, and permitted activities for all commercial *Cannabis* facilities within the County's jurisdiction including restrictions on water sources, types of fencing, pest control measures, vegetation clearing, noise and visual impacts, storage and disposal of waste products, and grading. The Ordinance also specifies that the applicant must abide by all applicable Federal and State laws including the SWRCB *Cannabis* General Order, as discussed above.

4.3.2 Habitat Conservation Plan / Natural Communities Conservation Plan

The project site is not located in an area that is covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no additional mitigation related to local or regional conservation plans is necessary.

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FIGURE 1: REGIONAL LOCATION

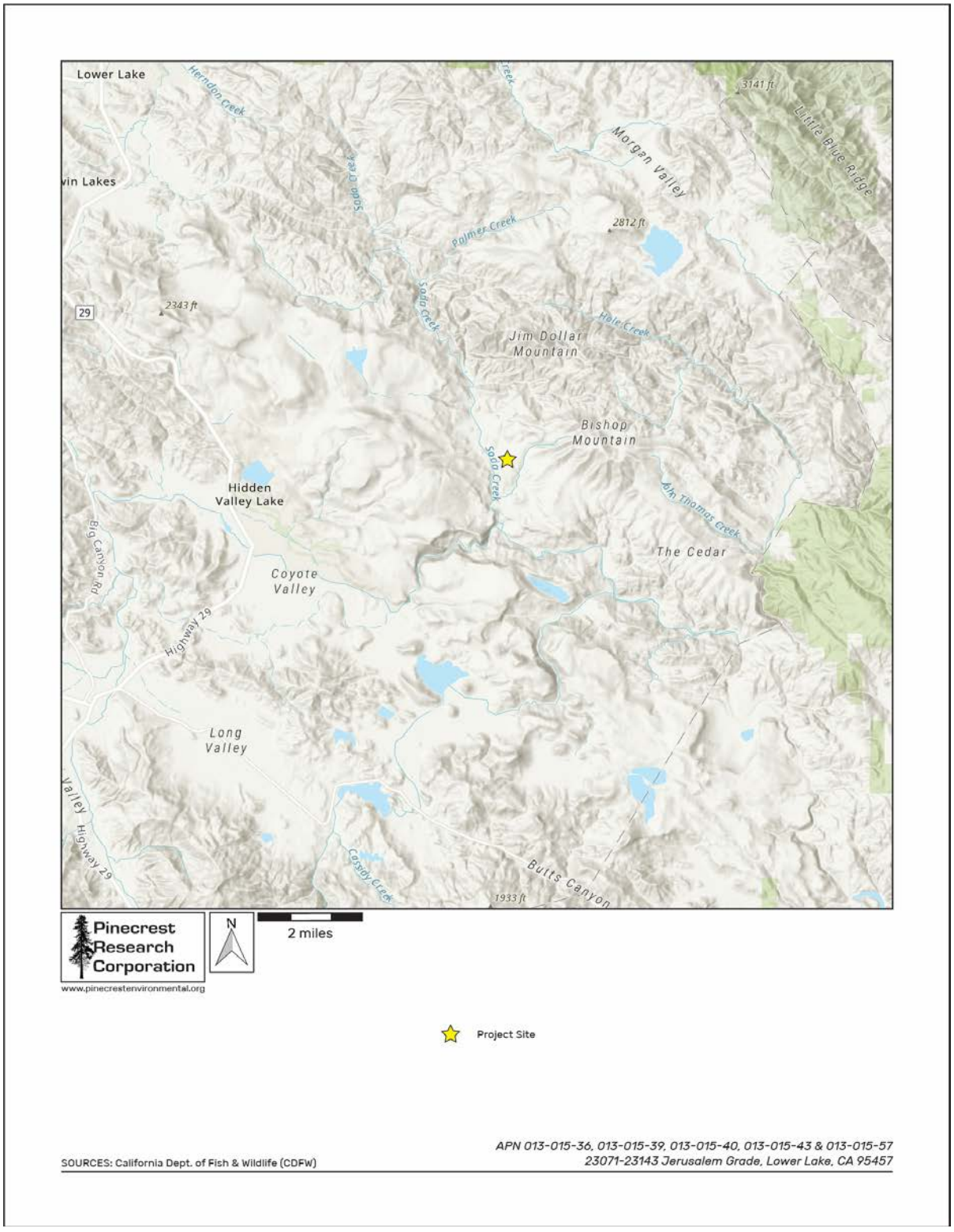


FIGURE 2: SITE MAP

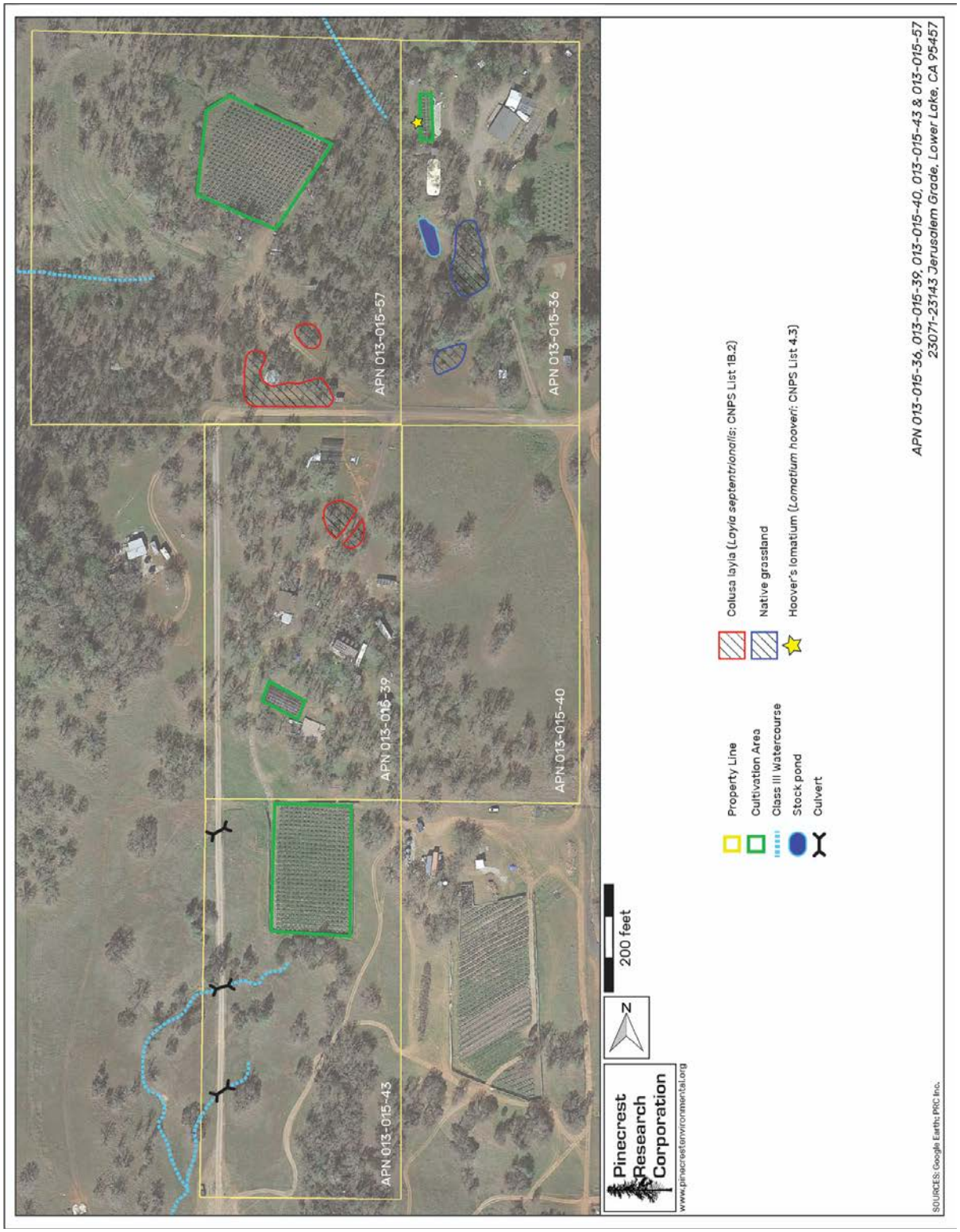


FIGURE 3: PHOTOGRAPH OF OAK SAVANNAH

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 4: PHOTOGRAPH OF COLUSA LAYIA

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 5: PHOTOGRAPH OF NATIVE GRASSLAND

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 6: PHOTOGRAPH OF CULTIVATION ON 013-015-36

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 7: PHOTOGRAPH OF CULTIVATION ON 013-015-40

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 8: PHOTOGRAPH OF CULTIVATION ON 013-015-43

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 9: PHOTOGRAPH OF CULTIVATION ON 013-015-57

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 10: PHOTOGRAPH OF NORTH CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 11: PHOTOGRAPH OF MIDDLE CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 12: PHOTOGRAPH OF SOUTH CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 13: PHOTOGRAPH OF RESERVOIR

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

APPENDIX A: SPECIAL-STATUS SPECIES CONSIDERED

The following is a list of special-status plant and animal species generated based on knowledge of the species and habitats of Lake County by PEC staff, from various State and Federal databases, and from the California Natural Diversity Database (CNDDB). CNDDB occurrences within 5 miles of the project site are shown in bold.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
PLANTS			
Adobe lily (*Fritillaria pluriflora*)	**—/—/1B.2**	**Valley grasslands, woodland**	**Medium: Some grassland habitat exists onsite. Nearest occurrence is 0.4 miles southeast of the project parcel in Jerusalem Valley.**
Alkalai milk-vetch (*Astragalus tener* var. *tener*)	—/—/1B.2	Valley grasslands, alkali sinks	None: No suitable alkalai habitat exists onsite.
Anthony peak lupine (*Lupinus antoninus*)	—/—/1B.2	Mixed evergreen forest	Very Low: No suitable forest habitat exists onsite.
Baker's goldfields (*Lasthenia californica* ssp. *bakeri*)	—/—/1B.2	Coastal grasslands	Low: Some grassland habitat exists onsite.
Baker's manzanita (*Arctostaphylos bakeri* ssp. *bakeri*)	—/—/1B.1	Serpentine chaparral, mixed evergreen forest	None: No serpentine habitat exists onsite.
Baker's meadowfoam (*Limnanthes bakeri*)	—/ST/1B.1	Vernal pools, freshwater wetland	None: No suitable wetland habitat onsite.
Baker's navarretia (*Navarretia leucocephala* ssp. *bakeri*)	—/—/1B.1	Vernal pools, riparian woodland	Very Low: No vernal pools exist onsite.
Beaked tracyina (*Tracyina rostrata*)	—/—/1B.2	Valley grassland, foothill woodland	Low: Some grassland habitat exists onsite.
Bent flowered fiddleneck (*Amsinckia lunaris*)	**—/—/1B.2**	**Valley grassland, foothill woodland**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 4.8 miles southwest of the parcel in Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Big scale balsamroot (*Balsamorhiza macrolepis*)	—/—/1B.2	Valley grassland	Low: Some grassland habitat exists onsite.
Bogg's Lake hedge-hyssop (*Gratiola heterosepala*)	**—/—/1B.2**	**Freshwater marsh, riparian**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Bolander's horkelia (*Horkelia bolanderi*)	—/—/1B.2	Forest, meadows, wetlands	Very Low: No suitable forest habitat exists onsite.
Brandegee's eriastrum (*Eriastrum brandegeeae*)	—/—/1B.1	Chaparral	Low: A small amount of chaparral habitat exists onsite.
Bristly sedge (*Carex comosa*)	—/—/2B.1	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Brownish beaked-rush (*Rhynchospora capitellata*)	—/—/2B.2	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Burke's goldfields (*Lasthenia burkei*)	**FE/SE/1B.1**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.1 miles southwest of the parcel near Coyote Creek.**
California alkalai grass (*Puccinellia simplex*)	—/—/1B.2	Grassland, riparian	None: No alkalai wetland habitat exists onsite.
California beaked-rush (*Rhynchospora californica*)	—/—/1B.1	Freshwater wetlands	None: No wetland habitat exists onsite.
California satintail (*Imperata brevifolia*)	—/—/2B.1	Chaparral, wetlands	Low: A small amount of chaparral habitat exists onsite.
Calistoga ceanothus (*Ceanothus divergens*)	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Caper-fruited tropidocarpum (*Tropidocarpum capparideum*)	—/—/1B.1	Valley grassland	Very Low: Some grassland habitat exists onsite.
Cascade downingia (*Downingia willamettensis*)	—/—/2B.2	Wetland, grassland	Low: Some grassland habitat exists onsite.
Clara Hunt's milk vetch (*Astragalus claranus*)	—/—/1B.1	Chaparral, grassland	Very Low: Some chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Cobb Mountain lupine (*Lupinus sericatus*)	—/—/1B.2	Chaparral, pine forest	Low: Some chaparral habitat exists onsite.
Colusa layia (*Layia septentrionalis*)	**—/—/1B.2**	**Chaparral, valley grassland**	**High: Species found onsite. Nearest occurrence offsite is on adjacent parcel to the south.**
Congested-headed hayfield tarplant (*Hemizonia congesta* ssp. *congesta*)	**—/—/1B.2**	**Grassland, coastal scrub**	**Very Low: Some grassland habitat exists onsite. Nearest occurrence is 4.4 miles west of the parcel near Coyote Valley.**
Deep scarred cryptantha (*Cryptantha excavata*)	—/—/1B.1	Foothill woodland	Very Low: Some grassland habitat exists onsite.
Dimorphic snapdragon (*Antirrhinum subcordatum*)	—/—/4.3	Serpentine, chaparral	None: No serpentine habitat exists onsite.
Drymaria-like western flax (*Hesperolinon drymarioides*)	—/—/1B.2	Serpentine outcrops	None: No serpentine outcrop habitat exists onsite.
Dwarf downingia (*Downingia pusilla*)	—/—/2B.2	Vernal pool, freshwater wetland	None: No vernal pool habitat exists onsite.
Dwarf soaproot (*Chlorogalum pomeridianum* var. *minus*)	—/—/1B.2	Serpentine chaparral	None: No serpentine chaparral habitat exists onsite.
Eel-grass pondweed (*Potamogeton zosteriformis*)	—/—/2B.2	Freshwater wetland, aquatic	None: No suitable wetlands exist onsite.
Few-flowered navarretia (*Navarretia leucocephala* ssp. *pauciflora*)	FE/ST/1B.1	Wetlands, vernal pools	None: No vernal pool habitat exists onsite.
Franciscan onion (*Allium peninsulare* var. *franciscanum*)	—/—/1B.2	Coastal prairie	Very Low: Some grassland habitat exists onsite.
Freed's jewelflower (*Streptanthus brachiatus* ssp. *hoffmanii*)	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 3.2 miles northeast of the parcel near Hole Creek.**
Geysers panicum (*Panicum acuminatum* var. *thermale*)	—/—/1B.2	Chaparral, wetlands	Very Low: A small amount of chaparral habitat exists onsite.
Glandular western flax (*Hesperolinon adenophyllum*)	—/—/1B.2	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grassleaf water plantain (*Alisma gramineum*)	—/—/2B.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
Green jewelflower (*Streptanthus hesperidis*)	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Coyote Valley.**
Greene's narrow-leaved daisy (*Erigeron greenei*)	—/—/1B.2	Serpentine grassland	None: No serpentine habitat exists onsite.
Hall's harmonia (*Harmonia hallii*)	**—/—/1B.2**	**Chaparral**	**Medium: A small amount of chaparral habitat exists onsite. Nearest occurrence is 1.9 miles southeast of the project parcel near Amel Lake.**
Hoffman's bristly jewelflower (*Streptanthus glandulosus* spp. *hoffmanii*)	—/—/1B.3	Chaparral, foothill woodland	Very Low: A small amount of chaparral habitat exists onsite.
Holly-leaved ceanothus (*Ceanothus purpureus*)	—/—/1B.2	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Hoover's lomatium (*Lomatium hooveri*)	**—/—/4.0**	**Chaparral**	**High: Species found onsite.**
Hospital Canyon larkspur (*Delphinium californicum* ssp. *interius*)	—/—/1B.2	Foothill woodland	Very Low: A small amount of woodland habitat exists onsite.
Jepson's coyote thistle (*Eryngium jepsonii*)	—/—/4.2	Wetlands and vernal pools	None: No vernal pool habitat exists onsite.
Jepson's leptosiphon (*Leptosiphon jepsonii*)	—/—/1B.2	Chaparral, serpentine grassland	None: No serpentine chaparral habitat exists onsite.
Jepson's milk-vetch (*Astragalus rattanii* var. *jepsonianus*)	**—/—/1B.2**	**Chaparral, serpentine grassland**	**Very Low: Some chaparral habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Hidden Valley Road.**
Kenwood marsh checkerbloom (*Sidalcea oregana* ssp. *valida*)	FE/SE/1B.1	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Konocti manzanita (*Arctostaphylos manzanita* ssp. *elegans*)	—/—/1B.3	Chaparral, foothill woodland	Very Low: A small amount of chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Kruckeberg's jewelflower (*Streptanthus morrisonii* ssp. *kruckebergii*)	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 4.7 miles northeast of the parcel near Round Mountain.**
Lake County stonecrop (*Sedella leiocarpa*)	—/—/1B.1	Rock outcrops	Very Low: Some rock outcrop habitat exists onsite.
Lake County western flax (*Hesperolinon didymocarpum*)	—/SE/1B.2	Serpentine grasslands	None: No suitable serpentine habitat exists onsite.
Legenere (*Legenere limosa*)	**—/—/1B.1**	**Freshwater wetland, valley grassland**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Loch Lomond button-celery (*Eryngium constancei*)	FE/SE/1B.1	Freshwater wetland	None: No suitable wetland habitat exists onsite.
Many-flowered navarretia (*Navarretia leucocephala* spp. *plieantha*)	**FE/SE/1B.2**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Marsh checkerbloom (*Sidalcea oregana* ssp. *hydrophila*)	—/—/1B.2	Freshwater wetland, riparian	None: No suitable riparian habitat exists onsite.
Marsh microseris (*Microseris paludosa*)	—/—/1B.2	Northern coastal scrub	None: No marsh habitat exists onsite.
Milo Baker's lupine (*Lupinus milo-bakeri*)	—/—/1B.1	Foothill woodland, valley grassland	None: No serpentine habitat exists onsite.
Morrison's jewelflower (*Streptanthus morrisonii* ssp. *morrisonii*)	—/—/1B.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Mt. St. Helena morning-glory (*Calystegia collina* ssp. *oxyphylla*)	**—/—/4.2**	**Serpentine chaparral**	**None: No serpentine habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Long Valley.**
Napa bluecurls (*Trichostema ruygtii*)	—/—/1B.2	Chaparral, grassland	Very Low: Some grassland habitat exists onsite.
Napa checkerbloom (*Sidalcea hickmanii* ssp. *napensis*)	—/—/1B.1	Chaparral	Very Low: Some woodland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Napa false indigo (*Amorpha californica* var. *napensis*)	—/—/1B.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Narrow-anthered brodiaea (*Brodiaea leptandra*)	—/—/1B.2	Foothill woodland, grassland	Low: Some grassland habitat exists onsite.
North Coast semaphore grass (*Pleuropogon hooverianus*)	—/—/1B.1	Freshwater wetland, vernal pools	None: No suitable wetland or vernal pool habitat exists onsite.
Northern California black walnut (*Juglans hindsii*)	—/—/1B.1	Riparian, woodland	Very Low: No suitable riparian habitat exists onsite.
Northern meadow sedge (*Carex praticola*)	—/—/2B.2	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Nuttall's ribbon-leaved pondweed (*Potamogeton epihydrus*)	—/—/2B.2	Freshwater wetlands	None: No wetland or pond habitat exists onsite.
Oregon polemonium (*Polemonium carneum*)	—/—/2B.2	Coastal scrub, yellow pine forest	None: No coastal scrub habitat exists onsite.
Oval-leaved viburnum (*Viburnum ellipticum*)	—/—/2B.3	Chaparral	Low: Some chaparral habitat exists onsite.
Pappose tarplant (*Centromadia parryi* ssp. *parryi*)	—/—/1B.2	Grassland, wetland	None: No wetland habitat exists onsite.
Pennell's bird's beak (*Cordylanthus tenuis* ssp. *capillaris*)	—/—/1B.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Perennial goldfields (*Lasthenia californica* ssp. *macrantha*)	—/—/1B.2	Northern coastal scrub	Very Low: Some grassland habitat exists onsite.
Peruvian dodder (*Cuscuta obtusiflora* var. *glandulosa*)	—/—/1B.2	Grassland, chaparral	Very Low: Parasitic plant, typical host plants not known from the property.
Pink creamsacs (*Castilleja rubicundula* var. *rubicundula*)	**—/—/1B.2**	**Grasslands**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 6.8 miles west of the parcel near Harbin Mountain.**
Porter's navarretia (*Navarretia paradoxinota*)	**—/—/1B.3**	**Grasslands, wetlands**	**Very Low: No suitable wetland habitat exists onsite. Nearest occurrence is 4.2 miles west of the parcel near Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Purple-stemmed checkerbloom (*Sidalcea malviflora* spp. *purpurea*)	—/—/1B.2	Wetlands	None: No suitable wetland habitat exists onsite.
Raiche's manzanita (*Arctostaphylos stanfordiana* ssp. *raichei*)	—/—/1B.1	Chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Rincon Ridge ceanothus (*Ceanothus confusus*)	—/—/1B.1	Chaparral	Medium: Some chaparral habitat exists onsite.
Rincon Ridge manzanita (*Arctostaphylos stanfordiana* ssp. *decumbens*)	—/—/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Round-leaved filaree (*California macrophylla*)	—/—/1B.2	Foothill grassland	Very Low: Some grassland habitat exists onsite.
Saline clover (*Trifolium hydrophilum*)	—/—/1B.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
San Joaquin spearscale (*Extriplex joaquinana*)	—/—/1B.2	Shadscale scrub, valley grassland	None: No alkalai scrub habitat exists.
Santa Cruz clover (*Trifolium buckwestiorum*)	—/—/1B.1	Coastal prairie	Very Low: Some grassland habitat onsite but species prefers the coast.
Santa Rosa horkelia (*Horkelia tenuiloba*)	—/—/1B.2	Freshwater wetland, vernal pools	Low: Some chaparral habitat exists onsite.
Sebastopol meadowfoam (*Limnanthes vinculans*)	FE/SE/1B.1	Freshwater wetland, vernal pools	None: No vernal pool habitat exists onsite.
Serpentine cryptantha (*Cryptantha dissita*)	—/—/1B.2	Serpentine chaparral	None: No serpentine habitat exists onsite.
Serpentine daisy (*Erigeron serpentinus*)	—/—/1B.3	Serpentine chaparral	None: No serpentine chaparral habitat exists onsite.
Sharsmith's western flax (*Hesperolinon sharsmithiae*)	**—/—/1B.2**	**Chaparral**	**Very Low: No serpentine habitat exists onsite. Nearest occurrence is on an adjacent parcel to the south.**
Slender Orcutt grass (*Orcuttia tenuis*)	**FT/SE/1B.1**	**Grassland, freshwater wetlands**	**None: No suitable grassland habitat exists onsite. Nearest occurrence is 3.9 miles northwest of the parcel near Stienhart Lake.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Small-flowered calycadenia (*Calycadenia micrantha*)	—/—/1B.2	Foothill grassland	Low: Some suitable grassland habitat onsite.
Small groundcone (*Kopsiopsis hookeri*)	—/—/2B.3	Redwood forest	None: No redwood forest habitat exists onsite.
Snow Mountain buckwheat (*Eriogonum nervulosum*)	—/—/1B.2	Serpentine outcrops	None: No serpentine outcrop habitat exists onsite.
Socrates Mine jewelflower (*Streptanthus brachiatus* ssp. *brachiatus*)	—/—/1B.2	Serpentine outcrops	None: No serpentine habitat exists onsite.
Sonoma beardtongue (*Penstemon newberryi* var. *sonomensis*)	—/—/1B.3	Chaparral	Very Low: Some grassland habitat exists onsite.
Sonoma ceanothus (*Ceanothus sonomensis*)	—/—/1B.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Sonoma sunshine (*Blennosperma bakeri*)	FE/SE /1B.1	Valley grassland, freshwater wetland	Very Low: Some grassland habitat exists onsite, although species prefers wetlands.
Thin-lobed horkelia (*Horkelia tenuiloba*)	—/—/1B.2	Chaparral	Very Low: Some chaparral habitat exists onsite.
Three-fingered morning glory (*Calystegia collina* ssp. *tridactylosa*)	—/—/1B.2	Serpentine grassland	None: No serpentine habitat exists onsite.
Two-carpellate Western flax (*Hesperolinon bicarpellatum*)	**—/—/1B.2**	**Chaparral**	**Low: A small amount of chaparral habitat exists onsite. Nearest occurrence is 2.8 miles south of the project parcel near McCreary Lake.**
Vine Hill ceanothus (*Ceanothus foliosus* var. *vineatus*)	—/—/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Vine Hill manzanita (*Arctostaphylos densiflora*)	—/SE/1B.1	Chaparral	Very Low: Some chaparral habitat exists onsite.
Watershield (*Brasenia schreberi*)	—/—/2B.3	Pond, wetland	None: No pond habitat exists in the project area.
White beaked-rush (*Rhynchospora alba*)	—/—/2B.2	Wetlands, riparian	None: No suitable wetland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
White flowered rein orchid (*Piperia candida*)	—/—/1B.2	Yellow pine forest	Very Low: No suitable forest habitat exists onsite.
Wolly meadowfoam (*Limnanthes floccosa* ssp. *floccosa*)	—/—/4.2	Vernal pools	None: No vernal pool habitat exists onsite.
MOSSES, LICHENS & LIVERWORTS			
Angel's hair lichen (*Ramalina thrausta*)	—/—/2B.1	Old growth conifer and hardwood forests	None: No suitable forest habitat exists onsite.
Coastal triquetrella (*Triquetrella californica*)	—/—/1B.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Elongate copper moss (*Mielichhoferia elongata*)	—/—/4.3	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Methuselah's beard lichen (*Dolichousnea longissima*)	—/—/4.2	Old growth conifer and hardwood forests	None: No forest habitat exists onsite.
Slender silver moss (*Anomobryum julaceum*)	—/—/4.2	Rocky substrates in forests	Very Low: Some woodland habitat exists onsite.
Torren's grimmia (*Grimmia torenii*)	**—/—/1B.3**	**Forest, woodland**	**Very Low: Some woodland habitat exists onsite. Nearest occurrence is 3.9 miles northeast of the parcel near Jericho Creek.**
FISH			
Chinook Salmon Coastal California DPS (*Oncorhynchus kisutch*)	FT/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake Drainage Resident Rainbow trout (*Oncorhynchus mykiss*)	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake hitch (*Lavinia exilicauda chi*)	FE/SE/—	Freshwater lakes and streams	None: No suitable streams exist onsite.
Coho Salmon Central California Coast ESU (*Oncorhynchus kisutch*)	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sacramento perch (*Archoplites interruptus*)	—/SSC/—	Low gradient sloughs and lakes	None: No suitable habitat exists onsite.
Sacramento splittail (*Pogonichthys macrolepidotus*)	—/SSC/—	Low gradient freshwater streams	None: No suitable streams exist onsite.
Steelhead Central California Coast DPS (*Oncorhynchus mykiss irideus*)	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Steelhead Northern California DPS (*Oncorhynchus mykiss irideus*)	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
AMPHIBIANS & REPTILES			
California giant salamander (*Dicamptodon ensatus*)	—/SSC/—	Wetlands and riparian areas	None: No suitable wetland habitat exists onsite. Some poor quality estivation habitat onsite.
California red-legged frog (*Rana draytonii*)	FT/SSC/—	Vernal pools, seasonal pools, stock ponds, and associated grasslands	None: No suitable pond or wetland habitat exists onsite.
California tiger salamander (*Ambystoma californiense*)	FT/SSC/—	Ponds, streams, drainages, and associated uplands	None: No suitable pond or wetland habitat exists onsite.
Foothill yellow-legged frog (*Rana boylii*)	**—/SSC/—**	**Wetlands, riparian, streams and ponds**	**Very Low: No suitable breeding habitat onsite. Some poor quality estivation habitat onsite. Nearest occurrence is 1.9 miles north of the project parcel in Soda Creek.**
Red bellied newt (*Taricha rivularis*)	—/SSC/—	Woodland streams, riparian corridors	None: No suitable habitat exists onsite.
Western pond turtle (*Emys marmorata*)	**—/SSC/—**	**Slow-moving creeks, streams, ponds, rivers, ditches.**	**None: No pond habitat exists onsite. Nearest occurrence is 2.4 miles south of the parcel in Putah Creek.**
INVERTEBRATES			
Behren's silverspot butterfly (*Speyeria zerene behrensii*)	FE/SSC/—	Coastal prairie	None: Requires blue violet to reproduce; none onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Borax Lake cuckoo wasp (*Hedychridium milleri*)	—/SSC/—	Lakes and streams	None: No suitable lake or stream habitat exists onsite.
Brownish dubiraphian riffle beetle (*Dubiraphia brunnescens*)	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
California brackishwater snail (*Tryonia imitator*)	—/SSC/—	Brackish wetlands	None: No suitable wetland habitat exists onsite.
California floater (*Anodonta californiensis*)	—/SSC/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California freshwater shrimp (*Syncaris pacifica*)	FE/SE/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California linderiella (*Linderiella occidentalis*)	—/SSC/—	Vernal pools	None: No vernal pool habitat exists onsite.
Clear Lake pyrg (*Pyrgulopsis ventricosa*)	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
Crotch bumble bee (*Bombus crotchii*)	—/SSC/—	Grassland, chaparral	Low: Some grassland habitat exists onsite.
Leech's skyline diving beetle (*Hydroporus leechi*)	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.
Myrtle silverspot butterfly (*Speyeria zerene myrtleae*)	FE/SSC/—	Coastal prairie, chaparral	None: Requires western dog violet for reproduction; none onsite.
Monarch butterfly California overwintering Population #1 (*Danaus plexippus*)	—/SSC/—	Large trees required for roosting.	None: No suitable trees for roosting onsite.
Obscure bumble bee (*Bombus caliginosus*)	—/SSC/—	Grassland, foothill woodland, chaparral	Low: Some grassland habitat exists onsite.
Opler's longhorn moth (*Adela oplerella*)	—/SSC/—	Usually associated with *Platystemon* (creamcups)	None: No suitable host plants onsite.
Oregon floater (*Anodonta oregonensis*)	—/SSC/—	High order freshwater streams	None: No suitable stream habitat exists onsite.
Ricksecker's water scavenger beetle (*Hydrochara rickseckeri*)	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sonoma zerene fritillary (*Speyeria zerene sonomensis*)	—/SSC/—	Grasslands and meadows	None: Requires *Viola* for reproduction; none onsite.
Western bumblebee (*Bombus occidentalis*)	—/SSC/—	Grassland	Medium: Some grassland habitat exists onsite.
Wilbur Springs shorebug (*Saldula usingeri*)	—/SSC/—	Ponds	None: No suitable pond habitat exists onsite.
Vernal pool andrenid bee (*Andrena blennospermatis*)	—/SSC/—	Upland areas near vernal pools	None: No vernal pool habitat exists onsite.
BIRDS			
American perigrine falcon (*Falco peregrinus anatum*)	**—/SSC/—**	**Forages in open grasslands, nests in trees**	**Very Low: No suitable nesting habitat exists. Nearest occurrence is 4.2 miles south of the parcel near McCreary Lake.**
Bank swallow (*Riparia riparia*)	FE/SE/—	Typically found near lakes and streams	None: No suitable stream habitat exists onsite.
Bald eagle (*Haliaeetus leucocephalus*)	**—/SSC/—**	**Forages over open lakes and streams**	**Very Low: No suitable foraging or nesting habitat exists onsite. Nearest occurrence is 2.7 miles south of the project parcel near McCreary Lake.**
Black swift (*Cypseloides niger*)	—/SSC/—	Cliff faces near water	None: No suitable stream habitat exists onsite.
Burrowing owl (*Athene cunicularia*)	—/SSC/—	Grasslands	None: No suitable grassland with ground squirrel burrows exists onsite.
California horned lark (*Eremophila alpestris actia*)	—/SSC/—	Herbaceous vegetation, chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Cooper's hawk (*Accipiter cooperii*)	—/WL/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Ferruginous hawk (*Buteo regalis*)	—/SSC/—	Forages over open grassland. Nests in old-growth trees.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Golden eagle (*Aquila chrysaetos*)	**—/SSC/—**	**Forages over open grassland. Nests in old-growth trees.**	**Low: Some suitable foraging habitat. No suitable nesting habitat. Nearest occurrence is 3.7 miles west of the parcel near Hunting Creek.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grasshopper sparrow (*Ammodramus savannarum*)	—/SSC/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite.
Great egret (*Ardea alba*)	FE/SE/—	Nests in trees, forages in wetlands and grasslands	None: No suitable foraging or nesting habitat exists onsite.
Marbled murrelet (*Brachyramphus marmoratus*)	FT/SE/—	Old growth forest	None: No suitable forest habitat exists onsite.
Northern goshawk (*Accipiter gentilis*)	—/SSC/—	Old growth forest	Very Low: No suitable forest habitat exists onsite.
Osprey (*Pandion haliaetus*)	—/WL/—	Areas with fish	None: No suitable lake or stream habitat exists onsite.
Prairie falcon (*Falco mexicanus*)	**—/SSC/—**	**Forages over grasslands**	**Medium: Some suitable nesting and foraging habitat exists onsite. Nearest occurrence is somewhere in the Jericho Valley USGS Quad, which overlaps the project parcel.**
Purple martin (*Progne subis*)	FE/SE/—	Insectivorous, nests in cavities	Medium: Some suitable nesting habitat onsite. Some suitable foraging habitat onsite.
Sharp-shinned hawk (*Accipiter striatus*)	—/SSC/—	Forest and woodland	Very Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat onsite.
Tricolored blackbird (*Agelaius tricolor*)	—/SSC/—	Forages in grasslands and nests in freshwater marshes	Low: Some suitable nesting and foraging habitat exists onsite.
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	—/SE/—	Woodland, riparian	Very Low: No suitable nesting habitat exists. Some suitable foraging habitat.
White-tailed kite (*Elanus leucurus*)	—/CFP/—	Prefers to nest in marshes next to deciduous forests.	Very Low: No suitable nesting habitat onsite. Some suitable foraging habitat.
Yellow breasted chat (*Icteria virens*)	—/SSC/—	Dense shrubby growth, farmland.	Low: Some suitable habitat onsite.
Yellow warbler (*Coturnicops noveboracensis*)	—/SSC/—	Riparian, shrubland, farmland.	Low: Some suitable habitat onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
MAMMALS			
American badger (*Taxidea taxus*)	—/SSC/—	Open grassland habitats with plenty of prey.	None: Insufficient habitat complexity exists for this territorial animal.
Big free-tailed bat (*Nyctinomops macrotis*)	—/SSC/—	Forages over open areas, roots in trees or caves	None: Some suitable foraging habitat. No suitable roosts.
Fisher (*Pekania pennanti*)	—/SSC/—	Forages and breeds primarily in forests.	None: No suitable forest habitat.
Fringed myotis (*Myotis thysanodes*)	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Very Low: Some suitable foraging habitat. No suitable roosts in project area.
Hoary bat (*Lasiurus cinereus*)	—/SSC/—	Forages over open areas, roots in trees or caves at high altitude.	Very Low: Foraging limited to high altitudes. No suitable roosts in the project area.
Long-eared myotis (*Myotis evotis*)	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Very Low: Some suitable foraging habitat. No suitable roosts in project area.
Long-legged myotis (*Myotis volans*)	—/SSC/—	Roosts in caves or buildings and forages in open habitats	None: Some foraging habitat. No suitable roosts.
North American porcupine (*Erethizon dorsatum*)	—/SSC/—	Require rocky areas or trees for dens, abundant open space for foraging.	Very Low: Some suitable foraging habitat. No suitable den habitat.
Pallid bat (*Antrozous pallidus*)	—/SSC/—	Common in open dry habitats with rocky areas for roosting.	Very Low: Some foraging habitat exists. No suitable roosts in the project area.
Silver haired bat (*Lasionycteris noctivagans*)	—/SSC/—	Nocturnal, migratory, solitary, roosts in tree cavities.	Low: Some suitable trees exist for roosting. Some foraging habitat exists.
Sonoma tree vole (*Arborimus pomo*)	—/SSC/—	Old growth Douglas fir canopies.	None: No suitable forest habitat exists onsite.
Townsend's big-eared bat (*Corynorhinus townsendii*)	**—/SSC/—**	**Hibernate in mines or caves, roost in man made structures and caves.**	**Very Low: Few man-made structures exist suitable for roosting. Some habitat for foraging. Nearest occurrence is 5.5 miles north of the parcel near Morgan Valley Road.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Western red bat (*Lasiurus blossevillii*)	—/SSC/—	Forages over open areas, roots in trees or caves.	Very Low: No suitable roosting habitat. Some suitable foraging habitat.
Yuma myotis (*Myotis yumanensis*)	—/SSC/—	Forages over open areas, roots in trees or caves.	Very Low: No suitable nesting habitat onsite. Some suitable foraging habitat exists.
HABITATS			
Coastal & Valley Freshwater Marsh (CVFM)	—	—	None: No marsh habitat exists onsite.
Northern Hardpan Vernal Pool (NHVP)	—	—	None: No hardpan vernal pool habitat exists onsite.
Northern Vernal Pool (NVP)	—	—	None: No vernal pool habitat exists onsite.
Sycamore Alluvial Woodland (SAW)	—	—	None: No woodland habitat exists onsite.
Valley Needlegrass Grassland (VNG)	—	—	Low: Some grassland habitat exists onsite.
Valley Oak Woodland (VOW)	—	—	None: No valley oaks exist onsite.
Valley Sink Scrub (VSS)	—	—	None: No sink habitat exists onsite.

[1] Status:

Federal
FE = Federally Endangered Species
FT = Federally Threatened Species

State
SE = State Endangered Species
ST = State Threatened Species
SSC = California Species of Special Concern
CFP = California Fully Protected Species

CNPS (applies to plants only)
List 1B = plants considered rare, threatened, or endangered in California and elsewhere
List 2B = plants rare, threatened or endangered in California, but more common elsewhere
List 3 = plant is likely rare but more information is required
List 4 = plants of limited distribution

[2] USFWS

APPENDIX B: SPECIES ENCOUNTERED

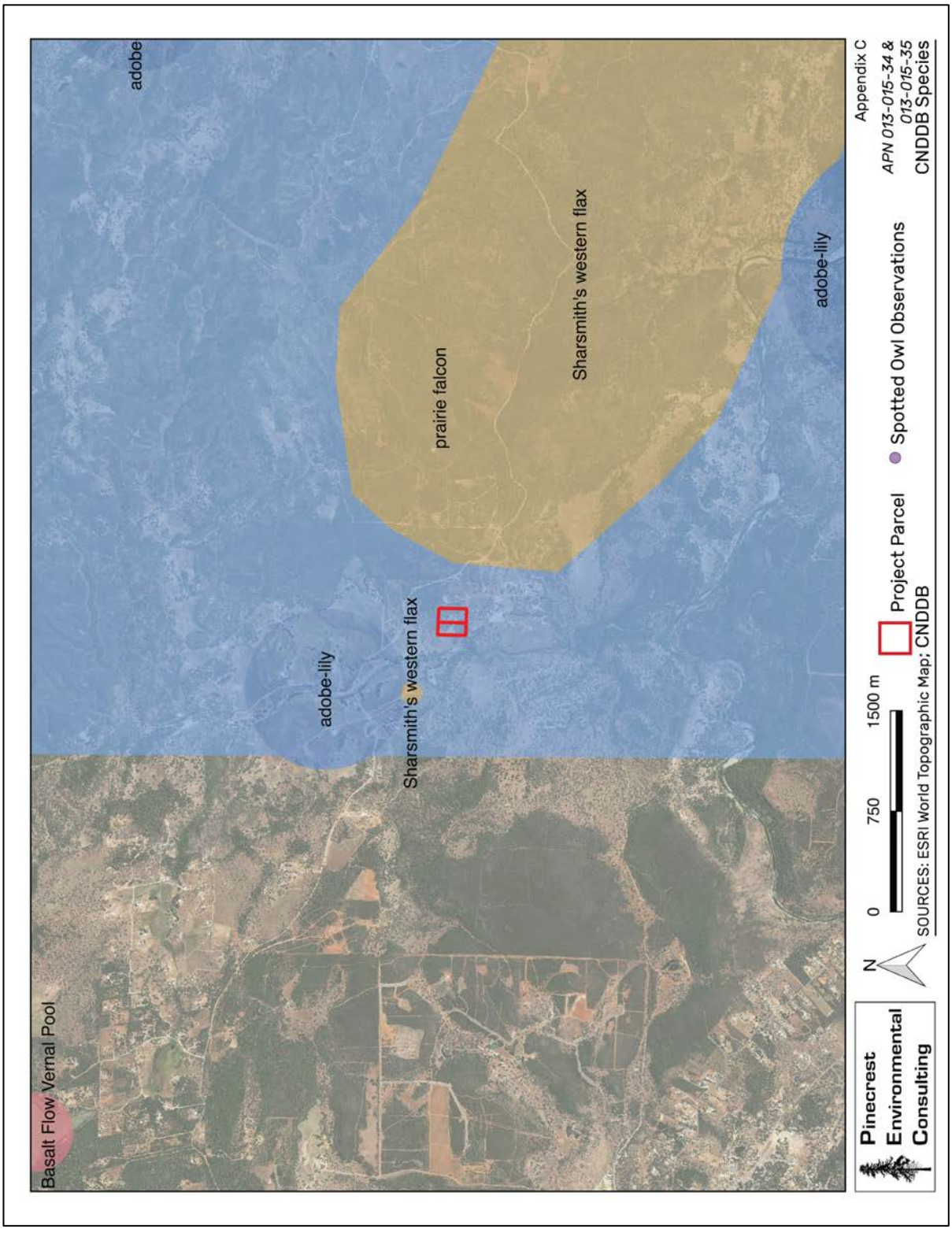
This list contains a list of all of the plants observed on the study parcels during the five site visits. Special-status species (SSS) are denoted in bold.

Scientific name	**Common name**	**Native**
Achyrachaena mollis	blow wives	yes
Acmispon brachycarpus	short-podded lotus	yes
Agoseris grandiflora	giant mountain dandelion	yes
Aira caryophyllea	hairgrass	no
Amaranthus californicus	California pigweed	yes
Amsinckia menziesii	Menzies' fiddleneck	yes
Arctostaphylos manzanita	common manzanita	yes
Arctostaphylos viscida	whiteleaf manzanita	yes
Astragalus gambelianus	Gamble's dwarf milkvetch	yes
Athysanus pusillus	common sandweed	yes
Avena barbata	wild oatgrass	no
Baccharis pilularis	coyote brush	yes
Brachypodium distachyon	false brome	no
Briza maxima	rattlesnake grass	no
Briza minor	little rattlesnake grass	no
Brodiaea elegans	harvest brodiaea	yes
Bromus diandrus	ripgut brome	no
Bromus hordeaceus	woft chess	no
Bromus madritensis	red brome	no
Bromus sterilis	poverty brome	no
Capsella bursa-pastoris	shepherd's purse	no
Carduus pycnocephalus	Italian thistle	no
Castilleja attenuata	narrow-leaf owl's clover	yes
Centaurea melitensis	tocalote	no
Cerastium glomeratum	mouse-ear chickweed	no
Chenopodium berlandieri	pit seed goosefoot	no
Chlorogalum pomeridianum var. *pomeridianum*	soap plant	yes
Clarkia purpurea ssp. *quadrivulnera*	purple clarkia	yes
Claytonia parviflora ssp. *parviflora*	miner's lettuce	yes
Collinsia heterophylla var. *heterophylla*	purple Chinese houses	yes
Croton setiger	turkey-mullein	yes
Cynara cardunculus ssp. *cardunculus*	wild artichoke	no
Cynoglossum grande	houndstongue	yes
Cynosurus echinatus	dogstail grass	no
Daucus carota	Queen Anne's lace	no

Delphinium variegatum ssp. *variegatum*	royal larkspur	yes
Diplacus aurantiacus	sticky monkeyflower	yes
Dipterostemon capitatum	blue dicks	yes
Elymus caput-medusae	medusahead	no
Elymus glaucus	blue wildrye	yes
Elymus multisetus	big squirreltail grass	yes
Epilobium densiflorum	denseflower willowherb	yes
Eriodictyon californicum	Yerba Santa	yes
Eriophyllum lanatum	woolly sunflower	yes
Erodium botrys	big heron bill	no
Erodium cicutarium	redstem filaree	no
Festuca microstachys	eastwood fescue	yes
Festuca myuros	Zorro fescue	no
Festuca perennis	Italian ryegrass	no
Galium andrewsii	phlox leaved bedstraw	yes
Galium parisiense	wall bedstraw	no
Galium porrigens	climbing bedstraw	yes
Gastridium phleoides	nit grass	no
Geranium dissectum	wild geranium	no
Geranium molle	woodland geranium	no
Gilia tricolor	bird's eyes	yes
Helianthella californica	California helianthella	yes
Hesperevax acaulis	dwarf hesperevax	yes
Hesperolinon spergulinum	slender western flax	yes
Heteromeles arbutifolia	toyon	yes
Hirschfeldia incana	shortpod mustard	no
Holocarpha virgata	narrow tarplant	yes
Hordeum murinum	foxtail barley	no
Hypericum perforatum	klamathweed	no
Hypochaeris glabra	smooth cat’s ears	no
Juncus bufonius	toad rush	yes
Lactuca serriola	prickly lettuce	no
Lamium amplexicaule	henbit	no
Lasthenia californica	California goldfield	yes
Lasthenia gracilis	needle goldfields	yes
***Layia septentrionalis* (CNPS List 1B.2)**	**Colusa tidy-tips**	**yes**
Lepidium didymum	lesser swine cress	no
Leptosiphon bicolor	true baby stars	yes
Lessingia ramulosa	Sonoma lessingia	yes
Logfia filaginoides	California cottonrose	no
Lomatium utriculatum	hog fennel	yes
***Lomatium hooveri* (CNPS List 4.3)**	**Hoover’s lomatium**	**yes**
Lonicera interrupta	chaparral honeysuckle	yes
Lupinus bicolor	miniature lupine	yes
Lysimachia arvensis	scarlet pimpernel	no
Navarretia atractyloides	holly-leaf navarretia	yes
Navarretia pubescens	purple navarretia	yes

Madia gracilis	slender tarweed	yes
Marah fabacea	manroot	yes
Matricaria discoidea	pineapple weed	no
Medicago polymorpha	bur clover	no
Melica californica	California melicgrass	yes
Melilotus indicus	annual yellow sweetclover	no
Micranthes californica	Greene's saxifrage	yes
Micropus californicus	q-tips	yes
Microseris douglasii	Douglas' silverpuffs	yes
Pedicularis densiflora	indian warrior	yes
Pentagramma triangularis	goldback fern	yes
Petrorhagia dubia	windmill pink	no
Plagiobothrys stipitatus	vernal pool allocarya	yes
Plantago erecta	hill plantain	yes
Plantago major	common plantain	no
Plectritis macrocera	longhorn plectritis	yes
Poa annua	annual blue grass	no
Poa secunda	pine bluegrass	yes
Polypogon monspeliensis	rabbitsfoot grass	no
Pinus sabiniana	gray pine	yes
Primula hendersonii	Henderson's shooting star	yes
Quercus douglasii	blue oak	yes
Ranunculus hebecarpus	pubescent fruited buttercup	yes
Raphanus sativa	wild radish	no
Sanicula bipinnatifida	purple sanicle	yes
Sanicula crassicaulis	gamble weed	yes
Senecio vulgaris	common groundsel	no
Silene gallica	common catchfly	no
Silybum marianum	milk thistle	no
Sisyrinchium bellum	blue eyes grass	yes
Stellaria media	chickweed	no
Stipa pulchra	purple needle grass	yes
Symphoricarpos albus var. *laevigatus*	snowberry	yes
Thysanocarpus curvipes	fringe pod	yes
Torilis arvensis	hedge nettle	no
Toxicodendron diversilobum	poison oak	yes
Trifolium bifidum	notch-leaf clover	yes
Trifolium depauperatum var. *depauperatum*	dwarf sack clover	yes
Triphysaria eriantha ssp. *eriantha*	butter'n'eggs	yes
Triteleia laxa	Ithuriel's spear	yes
Uropappus lindleyi	silver puffs	yes
Urtica dioica	stinging nettle	yes
Vicia villosa	hairy vetch	no
Zeltnera muehlenbergii	Muehlenberg's centaury	yes

APPENDIX C: CNDDB OCCURRENCES MAP



APPENDIX D: CANNABIS CULTIVATION BEST MANAGEMENT PRACTICES

Best management practices (BMPs) are designed to prevent, minimize, and control the discharge of waste and pollutants associated with site operations and maintenance for the aforementioned project. Many of these BMPs are considered enforceable conditions under State Water Resources Control Board *Cannabis* General Order No. WQ 2017-0023-DWQ.

D.1 CANNABIS CULTIVATION

- Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
- Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.
- Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather.
- Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves.
- If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment.
- Routinely check for leaks and spills.
- Have spill cleanup kit onsite to be able to respond to any leaks or spills.
- Inspect planting stock for pests and diseases prior to planting.
- Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
- Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
- For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
- For all other pesticides, use must comply with all label requirements including site and crop restrictions.
- Prior to the use of any registered pesticide on *Cannabis*, Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
- Submit monthly pesticide use reports to the County Agricultural Commissioner if required.

- Prior to applying fertilizers, evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization.
- Apply fertilizers at label rates and no higher.
- Do not apply fertilizers in a way that will result in runoff that may contaminate ground or surface water or escape via airborne drift or fugitive dust.
- Observe riparian corridor setbacks for agricultural cultivation as applicable. These shall be maintained as "no touch" areas and demarcated with appropriate flagging.
- The removal of vegetation is prohibited within riparian setback areas.
- No equipment, vehicles, or other materials shall be stored in the riparian setback areas.
- Composting areas shall not be located in the riparian setback areas.
- Irrigation must be conducted in a manner that does not result in runoff from the cultivated area.
- Any water tanks or storage facilities must obtain permits from the local City or County planning department where required.
- The use of membrane based water bladders is prohibited.
- If using an irrigation system, inspect for and repair leaks prior to planting each year and continuously during the season.
- Irrigation systems shall be equipped with a backflow prevention devices and shutoff valves.
- Recycle or properly dispose of all plastic bags, containers, and irrigation materials.
- Properly dispose of green waste in a manner that does not discharge pollutants to a watercourse. This may be accomplished by composting, chipping, and/or shredding.
- The method of green waste disposal must be documented.
- Used growth medium (soil and other organic medium) shall be handled to minimize or prevent discharge of soil and residual nutrients and chemicals to watercourses. Proper disposal could include incorporating into garden beds, spreading on a stable surface and re-vegetating, storage in watertight dumpsters, or covering with tarps or plastic sheeting prior to proper disposal.
- The method of disposal of growth medium must be documented.
- Compost piles are to be located outside of riparian setbacks for agricultural cultivation and in a manner that will not discharge pollutants to a watercourse.
- If necessary, construct a berm or install fiber roll around compost area to prevent runoff or use straw wattles around perimeter.
- Cover compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Avoid soil disturbance between November 1 and April 15 and during times of active precipitation.

- All exposed and disturbed soil must be covered with a minimum of 2 inches of mulch, such as straw, bark, wood chips, etc., by November 15. Alternatively, establish a thick cover crop over disturbed areas composed of native species.
- Erosion control materials shall be available on site at all times in the form of straw, mulch, wattles, silt fencing, erosion control fabrics, sand bags, or other materials adequate to cover areas of disturbed soil or incipient erosion events.
- In the event of a forecast storm event likely to produce runoff, apply mulch, wattles, or other erosion prevention measures to the disturbed areas prior to rain event.
- Any grading or drainage conducted as part of site preparation shall have permits from local County or City agencies if required.

D.2 EROSION & SEDIMENT CONTROL

- Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.
- Any continuing, approved project work conducted after October 15 shall have erosion control measures completed and up-to-date.
- All erosion control measures shall be inspected daily during severe rain events.
- Erosion control materials shall be, at minimum, stored on-site at all times during approved project work between May 1 and October 15.
- Approved project work within the 5-year flood plain shall not begin until all temporary erosion controls (straw bales or silt fences that are effectively keyed-in) are installed downslope of cleanup/restoration activities.
- Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.
- Upon work completion, all exposed soil present in and around the cleanup/restoration sites shall be stabilized within 7 days.
- The disturbed area will be minimized at all times to only that which is essential for the completion of the project.
- Provide temporary cover over disturbed areas that are not currently being worked on.
- Heavy equipment shall not be used in flowing water.
- Use of heavy equipment shall be avoided or minimized in a channel bottom with rocky or cobbled substrate.
- Heavy equipment shall not introduce chemicals or foreign sediment to the channel (e.g., remove mud from tracks or cover channel work area with plastic sheeting prior to heavy equipment entry).
- When heavy equipment is used, any woody debris and stream bank or streambed vegetation

disturbed shall be replaced to a pre-project density with native species appropriate to the site.

- When possible, existing ingress or egress points shall be used or work shall be performed remotely from the top of the creek banks.
- Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, wattling, check dams, sediment basins, vegetated buffers, or rock armor.
- Deploy appropriate erosion control measures such as silt fencing or straw wattles around all temporary exposed piles or soil or surface disturbances.
- All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.
- Geotechnical fabric shall be deployed on all exposed dirt surfaces with a slope of greater than 15% and staked in place during ground disturbing activities, and silt fencing deployed on slopes of greater than 15% where appropriate.
- Sand bags, straw bales, or other devices shall be placed at appropriate locations near and alongside the roadsides and swales in anticipation of large storm events.
- Bioswales and cultivation areas including parking areas shall be maintained free of trash including empty soil and pesticide or fertilizer containers.
- Locations of sediment sources shall be identified during rain events and mitigated where appropriate.
- Protect ditch inlets and outlets from erosion using rock armor.
- Silt fencing shall be installed downstream of rock piles, stockpiles, and temporary soils storage areas.
- Desilting or retention basins shall be installed if the capacity of the natural percolation exceeds the inputs during routine storm events.
- Sediment traps shall be used on all exposed driveway surfaces where natural vegetation is not able to be established.
- Exposed unvegetated surfaces will be graveled where appropriate.
- Rock placed for slope protection shall be the minimum necessary to avoid erosion, and shall be part of a design that provides for native plant revegetation and minimizes bank armoring.
- Soil exposed as a result of project work, soil above rock riprap, and interstitial spaces between rocks shall be revegetated with native vegetation by live planting, seed casting, or hydroseeding prior to the rainy season of the year work is completed.
- Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed, or new construction is anticipated, consultation with a qualified professional is recommended.
- Culvert fill slopes shall be constructed at a 2:1 slope or shall be armored with rock.

- If it is necessary to conduct work in or near a live stream, the work space shall be isolated to avoid project activities in flowing water.
- Any spoils associated with site maintenance shall be placed in a stable location where it cannot enter a watercourse.
- Sidecasting shall be minimized and shall be avoided on unstable areas or where it has the potential to enter a watercourse.
- Entrance to the project site shall be maintained in a condition that will prevent tracking or flowing of sediment into the public right-of-way.
- All sediment spilled, dropped, washed, or tracked onto the public right-of-ways shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-ways.
- When wheel washing is required, it shall be done in an area stabilized with crushed stone that drains into a sediment trap fitted with appropriate erosion control measures.
- To control surface water runoff in and around cultivation areas use fiber rolls or wattling and stake appropriately and perpendicular to the flow path.
- Cover crops should be utilized on all exposed slopes that are not able to be protected by other means.
- Cover crops should be native species as described in the associated biological resources report.
- Rip compacted soils prior to placing spoils to prevent the potential for ponding under the spoils that could result in spoil site failure and subsequent sedimentation.
- Compact and contour stored spoils to mimic the natural slope contours and drainage patterns to reduce the potential for fill saturation and failure.
- Ensure that spoil materials are free of woody debris, and not placed on top of brush, logs or trees.
- Inspect all roads and culverts regularly for blockages.

D.3 WATER USE & POLLUTION

- Ensure that all appropriate water rights permits are filed with the State Water Resources Control Board.
- Notify the California Department of Fish and Wildlife by submitting a Lake and Streambed Alteration (LSA) notification package if the proposed activities involve substantial diversion from or alteration of the bed or bank of a stream or other waterbody.
- Ensure that all water storage features are permitted from the Department of Water Rights if necessary.
- All refueling and pesticide and chemical storage and transfer shall occur greater than 100 feet away from any swales, creeks, or natural areas.

- All refueling and pesticide and chemical storage and transfer shall occur on top of an impermeable metal or other fabric mat that is no less than 2 inches high on all sides and capable of completely containing any spillage.
- Concrete truck and other vehicles shall not be washed out in natural areas or directly onto soil and shall be washed out into a metal or other impermeable basin and disposed of properly such that no water is discharged to the soil.
- All waste shall be kept in plastic drums with tight fitting lids so that water is not able to make contact with the contents and potentially leach to the environment.
- All pesticide sprays shall occur on windless nights for outdoor facilities.
- Chemical or fertilizer wastes shall never be disposed of into swales or creeks and shall be contained inside closed-roof facilities and designated with appropriate labeling until it is possible to dispose of properly.
- Septic leach fields and graywater mulch fields shall be maintained free of large vegetation and not used for aboveground storage that may impact their proper functioning.
- Chemical contamination (fuel, grease, oil, hydraulic fluid, solvents, etc.) of water and soils is prohibited during routine equipment operation and maintenance.
- The use or storage of petroleum-powered equipment shall be accomplished in a manner that prevents the potential release of petroleum materials into waters of the state (Fish and Game Code 5650).
- Schedule excavation and grading activities for dry weather periods.
- Designate a contained area for equipment storage, short-term maintenance, and refueling. Ensure it is located at least 50 feet from waterbodies.
- Inspect vehicles for leaks and repair immediately.
- Clean up leaks, drips and other spills immediately to avoid soil or groundwater contamination.
- Conduct major vehicle maintenance and washing offsite.
- Ensure that all spent fluids including motor oil, radiator coolant, or other fluids and used vehicle batteries are collected, stored, and recycled as hazardous waste offsite.
- Ensure that all construction debris is taken to appropriate landfills and all sediment disposed of in upland areas or offsite, beyond the 100-year floodplain.
- Use dry cleanup methods (e.g., absorbent materials, cat litter, and/or rags) whenever possible. If necessary for dust control, use only a minimal amount of water.
- Sweep up spilled dry materials immediately.
- Separate organic material (e.g., roots, stumps) from the dirt fill and store separately. Place this material in long-term, upland storage sites, as it cannot be used for fill.
- Spoils shall not be placed or stored in locations where soils are wet or unstable, or where slope stability could be adversely affected.
- Do not locate spoil piles in or immediately adjacent to wetlands and watercourses.

- Store spoil piles in a manner (e.g. cover pile with plastic tarps and surround base of pile with straw wattle) or location that would not result in any runoff from the spoil pile ending up in wetlands and watercourses.
- Keep temporary disposal sites out of wetlands, adjacent riparian corridors, and ordinary high water areas as well as high risk zones, such as 100-year floodplain and unstable slopes.
- Conduct operations on a size and scale that considers available water sources and other water use and users in the planning watershed.
- Implement water conservation measures such as rainwater catchment systems, drip irrigation, mulching, or irrigation water recycling where possible.
- Hauled water utilized for irrigation shall be documented via receipt or similar, and show the date, name, and license plate of the water hauler, and the quantity of water purchased.
- If using a water storage tank, do not locate the tank in a flood plain or next to equipment that generates heat. Locate the tank so it is easy to install, access, and maintain.
- Vertical tanks should be installed according to manufacturer's specifications and placed on firm, compacted soil that is free of rocks/sharp objects and capable of bearing the weight of the tank and its maximum contents.
- Install float valves on tanks to prevent them from overflowing.
- Place proper lining or sealing in ponds to prevent water loss.

D.4 ROAD MAINTENANCE & GENERAL CONSTRUCTION

- Always limit work to the appropriate work date windows considering wet weather, migratory bird and other biological and environmental constrains that may be placed on the project.
- Proper design and location of roads and other features is critical to ensuring that a road or other feature be adequately drained and is best accomplished through consultation with a qualified professional.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- If inspection identifies surface rills or ruts, then surfacing and drainage likely needs maintenance. Consultation should be made with a licensed professional to design appropriate erosion control strategies.
- Design of roads should allow for sheet flow of water and use water bars and rolling dips to break up slope length.
- Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
- All unvegetated and unpaved roadways and vehicle turnarounds shall be graveled to a depth of not less than 1" in order to prevent dust and sediment entrainment.

- Applicant will use geotechnical fabric or similar materials on exposed slopes, and distribute weed-free straw mulch wherever possible on exposed surfaces on the perimeter of all graded roads and graveled areas.
- Roads and the berms alongside all roads shall be maintained free of headcuts, gullies, stutter bumps, and other erosion features capable of discharging sediment to adjacent grassland areas.
- Roads will be graveled with clean rock whenever required to prevent dust and sediment erosion during the wet season.
- Whenever possible, road maintenance activities shall be performed from May 1 to October 15.
- Work performed outside of this window should take extra precautions for winter weather erosion control prevention beyond that which is described in this Plan.
- A 48 hour advance forecast for rain shall trigger a temporary cessation of work, and all soils piles will need to be covered and secured with sandbags or other materials.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- Whenever feasible, finished grades shall not exceed 1.5:1 side slopes. In circumstances where final grades cannot achieve 1.5:1 slope, additional erosion control or stabilization methods shall be applied as appropriate for the project location.
- Spoils and excavated material not used during project activities shall be removed and placed outside of 100-year floodplains.
- Upon completion of grading, slope protection of all disturbed sites shall be provided prior to the rainy season through a combination of permanent vegetative treatment, mulching, geotextiles, and/or rock, or equivalent.
- Position vehicles and other apparatus so as to not block emergency vehicle access.
- After construction is complete, all storm drain systems and culverts shall be inspected and cleared of accumulated sediment and debris.
- Sediment barriers including wattles and silt fencing should be checked for sediment accumulation following each significant rainfall and sediment removed or the feature replaced as needed.
- Road drainage shall be discharged to a stable location away from a watercourse.
- Use sediment control devices, such as check dams, sand/gravel bag barriers, and other acceptable techniques, when it is neither practical nor environmentally sound to disperse ditch water immediately before the ditch reaches a stream.
- Within areas with potential to discharge to a watercourse (i.e. within riparian areas of at least 200 feet of a stream) road surface drainage shall be filtered through vegetation, slash, or other appropriate material or settled into a depression with an outlet with adequate drainage.

D.5 SWALE & VEGETATION MANAGEMENT

- The work area shall be restored to pre-project work condition or better.
- Any stream bank area left barren of vegetation as a result of cleanup/restoration activities shall be stabilized by seeding, replanting, or other means with native trees, shrubs, and/or grasses appropriate to the site prior to the rainy season in the year work was conducted.
- Ensure that vegetated swales are properly formed, allow moderate velocity water passage without causing sediment entrainment, and are otherwise functioning properly.
- Create and expand vegetated bioswales where necessary, should additional construction or road maintenance be required, in order to maintain flow without scour.
- All bioswales and other drainage features requiring revegetation will be seeded with native vegetation and lawns and hedgerows maintained in good health and watered in dry years.
- Vegetation including grasses shall be mowed as necessary to create fire breaks and to prevent the accumulation of fuels that would be able to sustain a ground fire.
- All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
- Channels and swales that show evidence of overland flow and scour (e.g. bare of vegetation) shall be seeded with native grasses such as *Stipa pulchra*, *Hordeum brachyantherum*, *Elymus glaucus*, and *Bromus carinatus*, and kept vegetated at all times.
- If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
- Disturbance to native shrubs, woody perennials or tree removal on the streambank or in the stream channel shall be avoided or minimized.
- If riparian trees over six inches dbh (diameter at breast height) are to be removed, they shall be replaced by native species appropriate to the site at a 3:1 ratio.
- Where physical constraints in the project area prevent replanting at a 3:1 ratio and canopy cover is sufficient for habitat needs, replanting may occur at a lesser replacement ratio.
- Vegetation planting for slope protection purposes shall be timed to require as little irrigation as possible for ensuring establishment by the commencement of the rainy season.
- The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-project monitoring and control of exotic species.
- Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics shall be done in preparation for establishment of native plantings.
- Where permanent soil stabilization is required a locally-appropriate mix of native grass species shall be used such as a mix containing *Nassella pulchra*, *Hordeum brachyantherum*, *Elymus glaucus*, and *Bromus carinatus* or as described in the site's Biological Resources Assessment.

- Entire cultivation site shall be seeded and maintained as a permanent non-tilled cover crop during non-usage times. Straw mulch shall be used where native seeding is not practicable.
- Use mulches (e.g. wood chips or bark) in cultivation areas that do not have ground cover to prevent erosion and minimize evaporative loss.
- Mulch shall be applied at a rate of 4000 lbs / acre and seeding shall be applied to achieve 70% cover in the first year or approximately 200 lbs / acre.
- Annual inspections for the purpose of assessing the survival and growth of revegetated areas and the presence of exposed soil shall be conducted for three years following project work.
- Dischargers and/or their consultant(s) or third party representative(s) shall note the presence of native/non-native vegetation and extent of exposed soil, and take photographs during each inspection.
- Dischargers and/or their consultant(s) or third party representative(s) shall provide the location of each work site, pre- and post-project work photos, diagram of all areas revegetated and the planting methods and plants used, and an assessment of the success of the revegetation program in the annual monitoring report as required under relevant state and local water board regulations.

D.6 IRRIGATION & CULTIVATION MANAGEMENT

- Cultivation-related waste shall be stored in a place where it will not enter a stream.
- Soil bags and other garbage shall be collected, contained, and disposed of at an appropriate facility, including for recycling where available.
- Pots shall be collected and stored where they will not enter a waterway or create a nuisance.
- Plant waste and other compostable materials be stored (or composted, as applicable) at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters.
- Imported soil for cultivation purposes shall be minimized. In the event that containers (e.g. grow bags or grow pots) are used for cultivation, reuse of soil shall be maximized to the extent feasible.
- Spent growth medium (i.e. soil and other organic medium) shall be handled to minimize discharge of soil and residual nutrients and chemicals to watercourses. Proper handling of spent soil could include incorporating into garden beds, spreading on a stable surface and revegetation, storage in watertight dumpsters, covering with tarps or plastic sheeting prior to proper disposal.
- Trash containers of sufficient size and number shall be provided and properly serviced to contain the solid waste generated by the project.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.

- Use lined bins or dumpsters to reduce leaking of liquid waste. Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash. Consider using refuse containers that are bear-proof and/or secure from wildlife.
- Refuse shall be removed from the site on a frequency that does not result in nuisance conditions, transported in a manner that they remain contained during transport, and the contents shall be disposed of properly at a proper disposal facility.
- Ensure that human waste disposal systems do not pose a threat to surface or ground water quality or create a nuisance. Onsite treatment systems should follow applicable County ordinances for human waste disposal requirements, consistent with the applicable tier under the State Water Resources Control Board Onsite Waste Treatment System Policy.
- Install buffer strips, bioswales, or vegetation downslope of cultivation areas to filter runoff of chemicals from irrigation.
- Irrigate at rates to avoid or minimize runoff.
- Regularly inspect and repair leaks in mains and laterals, in irrigation connections, or at the ends of drip tape and feeder lines.
- Design irrigation system to include redundancy (i.e., safety valves) in the event that leaks occur, so that waste of water is prevented and minimized.
- Recapture and reuse irrigation runoff (tailwater) where possible, through passive (gravity-fed) or active (pumped) means.
- Construct retention basins for tailwater infiltration; percolation medium may be used to reduce pollutant concentration in infiltrated water. Constructed treatment wetlands may also be effective at reducing nutrient loads in water.
- Ensure that drainage and/or infiltration areas are located away from unstable or potentially unstable features.
- Regularly replace worn, outdated or inefficient irrigation system components and equipment.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over-fertilization.
- All chemicals shall be stored in a manner, method, and location that ensures that there is no threat of discharge to waters of the State.
- Products shall be labeled properly and applied according to the label.
- Use integrated pest management strategies that apply pesticides only to the area of need, only when there is an economic benefit to the grower, and at times when runoff losses are least likely.
- Periodically calibrate pesticide application equipment.

- Use anti-backflow devices on water supply hoses, and other mixing/loading practices designed to reduce the risk of runoff and spills.
- Petroleum products shall be stored with a secondary containment system such as a pan or a tub
- Throughout the rainy season, any temporary containment facility shall have a permanent cover and side-wind protection, or be covered during non-working days and prior to and during rain events.
- Materials shall be stored in their original containers and the original product labels shall be maintained in place in a legible condition. Damaged or otherwise illegible labels shall be replaced immediately.
- Bagged and boxed materials shall be stored on pallets and shall not be allowed to accumulate on the ground. To provide protection from wind and rain throughout the rainy season, bagged and boxed materials shall be covered during non-working days and prior to rain events.
- Have proper chemical and fertilizer storage instructions posted at all times in an open and conspicuous location.
- Prepare and keep a spill prevention and cleanup plan onsite when dealing with any hazardous materials.
- Keep ample supply of appropriate spill clean-up material near storage areas.
- Plant cover crops to boost soil fertility, improve soil texture, and protect from storm caused sediment runoff.

APPENDIX E: STREAM CLASSIFICATION CRITERIA

The following stream classification criteria were copied form the California Department of Forestry & Fire Protection *Forest Practice Rules* (CALFIRE 2017) and is widely used by many state and local agencies. Most state and local jurisdictions require setbacks of 50, 100, and 150 feet from Class III, II, and I streams, respectively, although greater setbacks may be required in some jurisdictions.

Watercourse – a natural or artificial channel through which water flows.

- Perennial watercourse (Class I*):
  1. In the absence of diversions, water is flowing for more than nine months during a typical year,
  2. Fish always or seasonally present onsite or includes habitat to sustain fish migration and spawning, and/or
  3. Spring: an area where there is concentrated discharge of ground water that flows at the ground surface. A spring may flow any part of the year. For the purpose of this Policy, a spring does not have a defined bed and banks.
- Intermittent watercourse (Class II*):
  1. In the absence of diversions, water is flowing for three to nine months during a typical year,
  2. Provides aquatic habitat for non-fish aquatic species,
  3. Fish always or seasonally present within 1,000 feet downstream, and/or
  4. Water is flowing less than three months during a typical year and the stream supports riparian vegetation.
- Ephemeral watercourse (Class III*): In the absence of diversion, water is flowing less than three months during a typical year and the stream does not support riparian vegetation or aquatic life. Ephemeral watercourses typically have water flowing for a short duration after precipitation events or snowmelt and show evidence of being capable of sediment transport.
- Other watercourses (Class IV*): Class IV watercourses do not support native aquatic species and are man-made, provide established domestic, agricultural, hydroelectric supply, or other beneficial use.

*Except where more restrictive, stream class designations are equivalent to the Forest Practice Rules Water Course and Lake Protection Zone definitions (California Code of Regulations, title 14, Chapter 4. Forest Practice Rules, Subchapters 4, 5, and 6 Forest District Rules, Article 6 Water Course and Lake Protection).

BIOLOGICAL RESOURCES ASSESSMENT & SPECIAL-STATUS PLANT SPECIES REPORT

23071-23143 JERUSALEM GRADE

APN 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57

LAKE COUNTY, CALIFORNIA

PREAPRED FOR:

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Biological Resources Assessment and Special-Status Plant Species Report (Report) is to evaluate the existence of special-status species (SSS) and/or habitats, as well as assess the potential for SSS listed in Appendix A to occur on or near the site of commercial cultivation activities, pursuant to applicable regulations from County of Lake, the State of California, and the U.S. federal government. This Report also analyzes the potential for jurisdictional wetlands and other waters of the State and/or waters of the U.S. to exist onsite, and classifies landforms that may potentially convey sediment to waters of the State and/or waters of the U.S. including dry creeks, washes, swales, gullys, and other erosional features. Also included is an analysis of potential project-related impacts to special-status species and habitats from proposed project activities, and avoidance and minimization measures for any sensitive species or habitats onsite that may be impacted by project activities.

1.2 PROJECT SUMMARY

The proposed project involves permitting of commercial *Cannabis* cultivation on several parcels located in unincorporated Lake County near the town of Lower Lake (Figure 1). The proposed new cultivation site is to be located in the grassland portion of parcel 013-015-40, and continuing cultivation is proposed for parcels 013-015-39, 013-015-43 and 013-015-57. The historical cultivation area on 013-015-36 is not proposed to be used. Analysis of impacts for the new cultivation area are based on undated preliminary engineering plans prepared by Realm Engineering. Analysis of impacts for continued cultivation in the previously developed gardens is based on existing work area footprints.

1.3 LOCATION

1.3.1 Site Overview

The project area is located in unincorporated Lake County, 3.8 miles east of Lower Lake, 9.6 miles southeast of Lower Lake, and 28 miles southwest of Lakeport (Figure 1). The project is located at 23071, 23131, 23083, 23143, and 23119 Jerusalem Grade, and assigned respective Assessor's Parcel Number (APN) 013-015-36, 013-015-39, 013-015-40, 013-015-43 & 013-015-57 (Figure 2). The parcels can be accessed via graded dirt and gravel road that branches to the north off of Jerusalem Grade. The parcels are located in Section 14, Township 11 North, Range 6 West, on the USGS Jericho Valley 7.5 minute quad. All five parcels are zoned Rural Lands (RL), are under the jurisdiction of the Central Valley (Region 5) Regional Water Quality Control Board (RWQCB), and the North-Central Region (District 2) of the California Department of Fish & Wildlife (CDFW).

The Study Area for the purposes of this Report comprise all 5 of the parcels however cultivation is only proposed on 4 of these parcels: 013-015-39, 013-015-40, 013-015-43 & 013-015-57. All of these parcels except one contain previously permitted *Cannabis* cultivation; APN 013-015-40 has never been cultivated however new cultivation is proposed on this parcel.

1.3.2 Federal Critical Habitat

Federal Critical Habitat (FCH) is designated by the U.S. Fish & Wildlife Service (USFWS) and provides special protections for habitats considered important for long-term population persistence of endangered or threatened species. There is no FCH onsite for any animal or plant species. The nearest FCH is located 4.3 miles to the northwest of the project parcel for Slender Orcutt grass *{Orcuttia tenuis)* near Little High Valley. There is also FCH for Slender Orcutt grass 18 miles to the west associated with Bogg's Lake. The next nearest species with designated FCH is for Northern spotted owl *{Strix occidentalism* NSO) located 13 miles to the west near Cobb Mountain. There is no other FCH within 10 miles of the project parcel.

1.3.3 CNDDB Occurrences

Special-status species (SSS) are those species that receive special protections under either local, State, or Federal law and include both State and Federally Endangered and Threatened species of animals and plants, as well as candidate listing species and other species or populations of special concern for which additional information is required. The California Natural Diversity Database (CNDDB) provides information on most known SSS occurrences in the State of California. A description of the habitat requirements and likelihood of occurrence of potential SSS on the project parcel based the CNDDB database, published scientific literature, and the expertise of PEC staff, is provided in Appendix A, with all SSS known from a 15 mile radius around the project parcel highlighted. Additionally, map-based representation of all of the SSS within a 5 mile radius around the project site is provided in Appendix B.

There is one known occurrence of special-status animal species from the project parcel, an indistinct locality of Prairie Falcon *{Falco mexicanus)* located in the Jericho Valley 7.5 minute USGS quad, observed in 1991. The next nearest known occurrence of SSS animal species is Foothill Yellow-Legged Frog *{Rana boyliim* FYLF) observed in 2018 located 1.9 miles north of the project parcel in Soda Creek. There is also an occurrence of FYLF 2.6 miles south of the parcel in Putah Creek. The next nearest known occurrences of SSS animal species is Western Pond Turtle *{Emys marmorata)* observed in 1946 located 2.4 miles southeast of the project parcel in Putah Creek (Appendix C). The next nearest known occurrence of special-status animal species is Bald Eagle *{Haliaeetus leucocephalus)* located 2.7 miles southwest of the project parcel near McCreary Lake. The next nearest occurrence of SSS animal species is Golden Eagle *{Aquila chrysaetos)* observed in 1992 located 3.7 miles west of the project parcel near Hunting Creek. There are no other known SSS animal species from within 3 miles of the project parcel (Appendix C).

Several special-status plant species are known from the project parcel, as described in Section 2.0, below. Aside from these known species onsite, there are 19 different special-status plant species known from within 5 miles of the project parcel (Appendix C). Two special-status species are known from an adjacent parcel to the south based on field surveys by PRC in 2024: Sharsmith's Western Flax *{Hesperolinon sharsmithiae)* and Colusa layia *{Layia septentrionalis)*. The nearest known occurrence of special-status plant species in the CNDDB database is an indistinct locality of Sharsmith's Western Flax observed in 2010 whose boundary comes as close as 0.13 miles east of the

project parcel. There is another occurrence of Sharsmith's Western Flax located 0.4 miles northeast of the project parcel in Jerusalem Valley. The next nearest known occurrence of special-status plant species is Adobe Lily *(Fritillaria pluriflord)* observed in 2015 located 0.4 miles southeast of the project parcel. There is another occurrence of Adobe Lily located 3.1 miles northeast of the project parcel in Jericho Valley. The next nearest known occurrence of special-status plant species is Hall's Harmonia *(Harmonia hallii)* observed in 1947 located 1.9 miles southeast of the project parcel near Amel Lake. The next nearest known occurrence of special-status plant species is Two-carpellate Western Flax *(Navarretia leucocephala* ssp. *pauciflorci)* observed in 2000 located 2.8 miles south of the project parcel near McCreary Lake. There are no other known occurrences within 3 miles of the project parcel (Appendix C).

1.3.4 Landforms & Water Features

The parcels encompass the north side of a small ridge that forms from the western slope of Bishop Mountain, on the east slope of Salt Creek canyon (Figure 1). The maximum elevation is 1,080 feet above sea level along the center of the eastern boundary of parcel 013-015-39, and the minimum elevation is 958 feet above sea level on parcel 013-015-57 along the western parcel boundary where a Class III drainage exits the parcel (Figure 2). Most of the parcels are blue oak savannah, with slopes between 5% and 20%, as measured by Suunto PM5 handheld clinometer. The only classifiable watercourses onsite are the headwaters of two unnamed Class III ephemeral drainages that flow off the sides of the ridge on parcels 013-015-57 and 013-015-43 (Figure 2). More information on watercourses onsite is provided in Section 2.4, below.

Precipitation falling onsite eventually mostly infiltrates locally, gradually draining west before passing offsite and entering Salt Creek. Salt Creek is a Class I watercourse in this reach, and flows south for 1.0 miles before the confluence with Putah Creek, which flows southeast for approximately 19 miles before emptying into Lake Berryessa. From the outlet of Lake Berryessa at Monticello Dam, Putah Creek continues east for 27 miles flowing into the Central Valley and past the City of Davis before emptying into a series of low-lying basins known as the Putah Creek Sinks. From there water flows into the Yolo Bypass and south into the Sacramento River which flows south for approximately 40 miles before emptying into Suisun Bay and the Pacific Ocean.

1.3.5 Existing Structures

There residential buildings on parcels 013-015-36 and 013-015-39. Existing cultivation facilities including outdoor and/or hoop house type structures exist on parcels 013-015-36 (Figure 6), 013-015-39, 013-015-43 (Figure 8), and 013-015-57 (Figure 9). A new cultivation area is proposed for parcel 013-015-40 in the central grassland area (Figure 7). There are four locking entrance gates to parcels 013-015-36, 013-015-39 and 013-015-57. Access is provided by graded and/or graveled roads that are generally in good condition.

1.3.6 Regional Land Uses

Land uses in the vicinity of the project parcel are primarily private property including undeveloped brushland, wildlands managed for mixed uses including timber harvest, rural residential parcels, irrigated and nonirrigated pastureland, and vineyard and orchard developments. Farther to the west is the community of Hidden Valley Lake. Much of the land to the north and east and south of the parcels were severely burned in the Jerusalem and Rocky Fires in 2015. The project parcels have not been burned in the last 10 years.

1.4 METHODS

1.4.1 Records Search & Literature Review

Based on a review of the literature and relevant databases, we compiled a list of special-status plant and animal species that are known to occur within 10 miles of the project site, or that occupy habitats that are known to be present on or near the project site (Appendix A). Sources of information referenced include the California Department of Fish & Wildlife (CDFW) *California Natural Diversity Database* (CNDDB 2026), U.S. Fish and Wildlife Service Environmental Conservation Online System (USFWS 2026), the California Native Plants Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2026), the CDFW *Habitat Relationships System* (HRS), and the knowledge of PEC staff familiar with the species and habitats of Lake County.

Additional information on sensitive habitats including wetlands was obtained from the USFWS National Wetlands Inventory (NWI 2026), and the County of Lake Geographic Information System Portal (Lake Co. 2026). Plant species included here are state or federal endangered or threatened species, and/or considered rare by CDFW, and/or are recognized as special-status species (SSS) by CNPS or CDFW. Animal species included here are designated as State or Federally Endangered or Threatened, and/or CDFW species of special concern (SSC), and/or CDFW fully protected species (FPS). In addition, nests of most native bird species, regardless of their regulatory status, are protected from take or harassment under the U.S. Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish & Wildlife Code.

1.4.2 Field Surveys

Five protocol-level special-status plant surveys were conducted on May 24 in 2019, April 6 in 2021, April 23 in 2024, June 11 in 2024, and March 9 in 2026. The 2019 survey was performed on parcels 013-015-39 & 013-015-57, the 2021 survey was performed on parcel 013-015-57, the April 23, 2024 survey was performed on 013-015-36, 013-015-39, 013-015-43 & 013-015-57, the June 11, 2024 survey was performed on all five parcels, and the March 9 survey was conducted on all parcels except 013-015-36. Thus, all parcels have received at least two spring protocol-level plant surveys, satisfying the County of Lake's requirements for two appropriately timed rare plant surveys.

At each survey date, the entirety of each parcel(s) was surveyed on foot by PRC botanist Dr. Christopher T. DiVittorio, recording the location and identity of all plant and animal species encountered. On some dates consulting botanist Dr. Zoya Akulova assisted with surveys. For each of the parcels surveyed at each time point, methods were performed as specified in the California Department of Fish & Wildlife (CDFW) publication titled *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, dated March 20, 2018.

Protocol-level field surveys involved walking the entire parcel on foot in parallel lines approximately 15 feet apart, identifying every species that was flowering, and making note of any species that were past flowering or that had not yet flowered. Table 1 contains a list of all plant species found across all survey dates. Voucher specimens were taken of any species that required identification in the laboratory. All terminology follows currently accepted nomenclature as described in *The Jepson Manual* (2012) or subsequent taxonomic treatments.

All animals onsite were also recorded and a habitat assessment performed to determine if habitat for special-status animals in Appendix C exists onsite. As part of this assessment, Dr. DiVittorio observed and recorded all direct visual encounters, as well as indirect observations including vocalizations, scat, tracks, feathers, burrows, nests, and molts.

2.0 RESULTS

2.1 NATURAL COMMUNITIES IN THE EVALUATION AREA

Using field surveys, a review of published literature, and the knowledge of PRC staff, all of the natural communities present on and around the project site were assessed. Regionally, the dominant vegetation type is burned chaparral and mixed conifer and chaparral scrub, with higher proportions of hardwoods near watercourses, and grasslands on flat floodplains and ridge tops, with scattered serpentine outcrops particularly to the east.

2.2 NATURAL COMMUNITIES WITHIN THE PROJECT SITE

The community types present in the Study Area consist of chaparral and oak savannah (Figure 3), interspersed with patches of grassland. The specific community descriptions below are organized based on the zones that were surveyed, and the floristic results presented in Appendix B. Overall, the parcel consists of approximately 45% oak savannah, 45% grassland, and 10% developed areas.

2.2.1 Blue Oak Savannah

All five parcels can be described as blue oak savannah with interspersed with grassland primarily dominated by non-native annual grasses but with some remnant patches of native grassland (Figure 2). A total of 129 plant species were identified across the five survey dates, including 50 non-native species and 79 native species. A full list of all plant species observed is provided in Appendix B, below.

Two special-status plant species and one sensitive plant community type were positively identified from the site (Figure 2). Recommended avoidance and mitigation measures for these species are provided in Section 3.0, below.

Hoover's lomatium *(Lomatium hooveri)* is a perennial plant in the Apiaceae family and was found in four distinct locations. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on California Native Plant Society (CNPS) List 4.3. A single individual was found adjacent to a greenhouse on APN 013-015-36 however this parcel is not intended for cultivation. Three discrete populations were found on APN 013-015-57, and these populations do overlap with some project areas including several individuals inside the perimeter fence of the cultivation area (Figures 6 & 7). About 30 individuals were found on the west fenceline of the cultivation area with approximately 12 individuals inside the perimeter fence of the cultivation area (Figure 7). Another approximately 30 individuals were found on the south side of the cultivation area next to a shed. Finally, approximately 40 individuals were found approximately 45 feet west of the

new metal storage barn growing on the edge of an access road (Figure 6). The locations of the populations were marked in the field with yellow pin flags.

Colusa layia *(Layla septentrionalis)* is an annual plant in the Asteraceae family and was found in oak woodland habitat in three distinct populations. This species is not listed as Threatened or Endangered by the State or Federal governments, but is included on CNPS List IB.2. Two populations were observed on APN 015-015-57. One of these populations is located adjacent to the south comer of the new metal bam and contains approximately 600 individuals. Another population is located along the south fenceline near the solar installation and the metal water tank and contains approximately 200 individuals. Finally, one population was observed on APN 013-015-39 that is bisected by a driveway and contains approximately 300 individuals (Figure 4).

Several patches of native grassland with greater than 80% cover of native grasses were found on APN 013-015-36. Native grassland with greater than 80% cover are considered sensitive habitats by CDFW. The native grassland is concentrated in two dense patches located to the east and south of the reservoir (Figure 5). Species in this grassland habitat include *Stipa pulchra, Elymus glaucus, Elymus triticoides, Elymus multisetus,* and *Festuca microstachys*.

2.3 WILDLIFE

Numerous animal species were observed both directly and indirectly across the five site visits, although protocol-level targeted surveys were not performed for any species or animal group specifically. Bird species observed onsite include acorn woodpecker *(Melanerpes formicivorus),* Western scrub jay *(Aphelocoma californica),* turkey vulture *(Cathartes aura),* common crow *(Corvus brachyrhynchos),* white-breasted nuthatch *(Sitta carolinensis),* and mourning dove *(Zenaida macroura).*

Other animal species observed onsite include unidentified species of bumblebee *(Bombus* spp.), pocket gopher *(Ehomomys bottae),* Western fence lizard *(Sceloporous occidentalis),* prints of mule deer *(Odocoileus hemionus),* excavation mounds of California ground squirrel *(Otospermophilus beecheyi),* scat of Western coyote *(Cants latrans),* and runways of black-tailed jackrabbit *(Lepus californicus).*

2.4 WATERCOURSES & POTENTIAL WETLANDS

Streams and watercourses onsite were classified according to the three-tier method used by the California Department of Forestry & Fire Protection (CALFIRE 2017) and included as a reference in Appendix E. Jurisdictional streamcourses are mapped in Figure 2. According to these criteria, there are two unnamed seasonal Class III watercourses on parcel 013-015-57 that initiate onsite and that flow offsite to the north and west off the main ridge top. These channels do not exhibit riparian vegetation or scour and do not support aquatic life. There are also several Class III channels that drain to the west off parcel 013-015-43 that are conveyed beneath the access road by several culverts (Figure 2), however none of these are required to reach the cultivation or work areas. The north culvert is an approximately 16" diameter corrugated metal culvert and is non-jurisdictional and does not exhibit any scour up or down slope from the culvert (Figure 11). The middle culvert is an

approximately 16" diameter HDPE structure on a Class III watercourse (Figure 12). The south culvert is an approximately 16" diameter corrugated metal structure on a Class III watercourse (Figure 13).

One reservoir exists on parcel 013-015-36, that has a 24" diameter HDPE overflow culvert installed on the north side of the pond (Figure 14). There is no scour downstream of the overflow culvert and no obvious inlet watercourse to the pond, thus it does not appear to be an in-stream pond.

Potential wetlands onsite were assessed based on the likelihood to satisfy the three-tier wetland delineation criteria used by the Army Corps of Engineers *Wetland Delineation Manual* (ACOE 1987). There are no locations onsite that appear to satisfy the ACOE criteria for wetlands, although a protocol-level wetland delineation was not performed. There are no locations onsite that appear to be jurisdictional wetlands based on the absence of any areas near the proposed cultivation areas that exhibit satisfactory cover of hydrophytic vegetation or that exhibit signs of wetland hydrology such as spring seeps or ponding. The Class III drainages are furthermore likely too steep and rocky to exhibit soils of sufficient duration of saturation to qualify as wetland soils. There is also no riparian wetland vegetation around these channels that would be required to be jurisdictional wetlands.

2.5 SOILS & LOCAL GEOMORPHOLOGY

The parent materials are typical of inner Coast Range mountains of the Lake County subtype, with highly dissected valleys cut into soft Franciscan sediments, with abundant volcanic extrusive and intrusive formations (USGS 1985). Local formations on the majority of APN 013-015-57 and the southern portion of 013-015-36 are mapped as well-drained Bally-Phipps complex, 15-30% slopes (#107), with lesser proportions of Forbesville (12%) formations. The parent material of this soil type is alluvium.

Formations on the majority of APN 013-015-39, 013-015-40, and 013-015-43 is mapped as Phipps complex, 5 to 15 percent slopes (#195), with lesser proportions of Forbesville (10%), and unnamed (10%) formations. The parent material of this soil type is alluvium.

The northern portion of APN 013-015-36 is mapped as Okiota-Henneke complex, 5 to 30 percent slopes (#192) with lesser proportions of Maxwell (10%), and unnamed (10%) formations. The parent material of this soil type is residuum weathered from serpentinite.

All of the parcels in the study area do exhibit serpentinite-containing soils to varying degrees. These decomposed serpentine soils are indicated by the bright red color of soil excavated at depth, and the presence of serpentine-adapted species such as Colusa layia. The serpentine onsite is decomposed and mixed with organic matter and non-serpentinite-containing soils. No serpentine outcrops were observed onsite.

3.0 SUMMARY & CONCLUSIONS

3.1 PLANTS

Two special-status plant species and one sensitive plant community were found onsite during the five protocol-level special-status plant species surveys, as described in Section 2.2.1 and shown in Figure 2. The following recommendation were developed in order to avoid impacts to these sensitive species and habitats.

Recommendation 1: Populations of Colusa layia shown in Figure 2 should be avoided. These populations are not in proposed development areas and it should be possible to keep vehicle traffic to the existing roadbed. Avoidance buffers should be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers should be set back at least 5 feet in all directions from the locations staked with yellow flags. If any individuals of Colusa layia are observed in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they should not be disturbed until a mitigation plan has been prepared by a qualified biologist. The mitigation plan for this annual plant may involve collecting seed and sowing seed in another suitable location onsite under the supervision of a biological monitor, and monitoring the establishment of the new populations for a period of time. The mitigation plan should contain quantitative performance criteria, adaptive management strategies, and should be approved by relevant regulatory agencies including CDFW.

Recommendation 2: Several populations of Hoover's lomatium were found including in areas that are likely to be impacted by project related activities. Avoidance buffers should be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers should be set back at least 5 feet in all directions from the locations staked with yellow flags. If avoidance is not feasible, then a mitigation plan for this perennial species should be prepared by a qualified biologist. The mitigation plan may involve transplanting the affected individuals to another suitable location onsite under the supervision of a biological monitor, and monitoring them for a period of time. Collection of seeds and dispersal of seeds near the transplanted individuals should also be a part of any transplanting scheme to account for transplant mortality. The mitigation plan should contain quantitative performance criteria, adaptive management strategies, and should be approved by relevant regulatory agencies including CDFW.

Recommendation 3: Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2. These areas should not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a mitigation plan should be developed by a qualified biologist that may involve collecting seed of affected individuals and dispersal into suitable habitat onsite that is not proposed to be disturbed. The mitigation plan should contain quantitative performance criteria, adaptive management strategies, and should be approved by relevant regulatory agencies including CDFW.

Recommendation 4: If any oak trees larger than 6 inches diameter at breast height (DBH) are required to be removed in the future, trees should be replaced onsite with identical species at a 3:1 ratio for DBH between 6 and 12 inches, 6:1 for DBH between 12 and 24 inches, and 15:1 for DBH over 24 inches. Trees should be irrigated or watered regularly for the first two years and monitored for five years. Any trees that die before the 5 year monitoring period should be replaced.

3.2 ANIMALS

Numerous species of migratory birds and one species of raptor were observed onsite. No trees are proposed to be removed for this project, thus no impacts to nesting birds or raptors are anticipated. If any living trees are proposed to be removed at any time in the future, there may be significant impacts to protected species such as raptors and migratory birds. Several unidentified species of bumblebee were also observed onsite, and there is suitable habitat in the form of grassland with small mammal burrows and soil crevices. Grading on APN 013-015-40 could have adverse impacts to bumblebee species such as Crotch's bumblebee and Western bumblebee that are candidates endangered species if grading destroys nests. In order to avoid impacts to these species, the following recommendations should be implemented:

Recommendation 5: If trees are proposed to be removed during the nesting season for birds, typically February 1 to October 31, a nesting bird survey should be performed by a qualified biologist for all trees to be removed to ensure that no active nests of protected bird species including hawks and eagles are present. The nesting bird survey should take place no more than 7 days prior to tree removal. If active nests are observed, appropriate buffers should be established by the project biologist around the tree in coordination with CDFW, and no disturbance should occur inside these buffers until birds have fledged and/or the nests have become inactive.

Recommendation 6: Due to the recent listing of several bumble bee species as candidate endangered species under CESA, and the observation of unidentified bumble bees and suitable nesting habitat in the project area, a preconstruction survey for bumble bee nests should be performed on APN 013-015-40 prior to ground disturbance according to CDFW (2023) protocols. The survey should be performed prior to significant disturbance including vegetation removal or grading, and should take place between April and August. If active nests of any protected species are found, appropriate disturbance setbacks should be established based on the known requirements of the species observed, in coordination with CDFW

3.3 WATERCOURSES & POTENTIAL WETLANDS

There are several ephemeral watercourses in the study area, and setbacks of at least 50 feet should be observed off of all of the mapped features in Figure 2 as required by the 2017 State Water Resources Control Board *Cannabis* General Order. Due to dense vegetation present onsite, there are no visible paths for sediment to enter waters of the State or waters of the U.S. at the time of the surveys. There are also no isolated wetland features such as ponds, bogs, springs, vernal pools, or wet meadows identified during the surveys, however a protocol-level wetland delineation was not performed. Despite this, sediment including dust may be discharged from active construction sites. In order to

prevent discharge of sediment during project construction, the following recommendation should be implemented:

Recommendation 7: During and after project implementation, deploy appropriate erosion control BMPs to the greatest extent practicable such that no sediment is discharge to waters of the State or waters of the U.S. and dust and sediment escape from the work areas is minimized. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes should be used.

3.4 SOILS

Several of the soils onsite are mapped by the USDA as containing serpentine, and visual evidence including soil color and texture and presence of serpentine-adapted plant species indicates serpentine containing soils.

Recommendation 8: Minimize dust production during construction and any project related activities to reduce the risk of exposure to serpentine dust. Dust mitigation measures should include spraying all exposed surfaces with water while work is being performed, and stabilizing any spoils piles with tarps.

4.0 REGULATORY FRAMEWORK

4.1 FEDERAL

4.1.1 Endangered Species Act (ESA)

The U.S. Fish & Wildlife Service (USFWS) has jurisdiction over federally-listed threatened and endangered species under the ESA. USFWS also maintains a list of proposed and candidate species that are not legally protected under the ESA, but are often included in their review of a project as they may become listed in the near future. The ESA protects listed animal species from harm or take which is broadly defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. Take can also include habitat modification or degradation that results in death or injury to a listed species. An activity can be defined as a take even if it is unintentional or accidental. Listed plant species are provided less protection than listed wildlife species. Listed plant species are legally protected from take under ESA if they occur on federal lands. Pursuant to the requirements of the ESA, a federal agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed threatened or endangered species (plants and animals) may be present in the project area and determine whether the proposed project may affect such species. Any activities that could result in the take of a federally-listed species will require formal consultation with USFWS.

4.1.2 Migratory Bird Treaty Act (MBTA)

The MTBA implements international treaties between the U.S. and other nations that were enacted to protect migratory birds, their parts, eggs, and nests from activities including hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under MTBA (16 USC §703, *et. seq.).*

4.1.3 Eagle Protection Acts

Both bald eagle *(Haliaeetus leucocephalus)* and golden eagle *(Aquila chrysaetos)* are additionally protected under the Eagle Protection Act (16 USC §669, *et. seq.)* and the Bald & Golden Eagle Protection Act (16 USC §668-668d).

4.1.4 Clean Water Act (CWA)

Section 404 The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. As of the date of preparation of this report, the U.S. Environmental Protection Agency (EPA) and USACE published a final rule in the Federal Resister on September 8, 2023 that took effect on the same date, amending the “Revised Definition of Waters of the United States” that was published in the Federal Register on January 18, 2023, and took effect on March 20, 2023. This final rule conforms the definition of "waters of the United States" to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett vs. EPA.*

According to the September 8, 2023 final rule and as codified in Title 40 Code of Federal Regulations §120.2 and Title 33 Code of Federal Regulations §328.3, “waters of the United States“ have been amended to read as follows:

1. Waters which are:
    a. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    b. The territorial seas; or
    c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (5) of this section;
3. Tributaries of waters identified in paragraph (1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
    a. Waters identified in paragraph (1) of this section; or
    b. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (2) or (3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (1) or (3) of this section.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area’s status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the EPA and/or USACE.

“Wetland” refers to areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and seasonal wetlands. Wetlands are considered jurisdictional if they fall under one of the categories of waters of the United States defined above. The USACE jurisdiction typically extends up to the ordinary high water mark (OHWM).

In general, a USACE permit must be obtained before placing fill in wetlands or other waters of the United States. The type of permit depends on the impacted acreage, the purpose of the proposed fill, and other factors.

Section 401 Under Section 401 of the CWA, "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the State in which the discharge is proposed that states the discharge will comply with the applicable provisions under the Federal Clean Water Act." In this case, applicants must obtain a Section 401 Water Quality Certification from, the Regional Water Quality Control Board from the region in which the project takes place.

4.2 STATE

4.2.1 California Environmental Quality Act (CEQA)

The following CEQA guidelines are intended to determine significance thresholds when analyzing the potential impacts of a proposed project on biological resources. The following is a list of criteria for determining if impacts are considered significant:

Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plan, policies, or regulations, or by the California Department of Fish & Wildlife (CDFW) or U.S. Fish & Wildlife Service (USFWS).

1. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
2. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
3. 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.
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
5. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

4.2.2 California Endangered Species Act (CESA)

The State of California enacted CESA in 1984 and is similar to the federal ESA but pertains to State-listed threatened and endangered species. CESA requires State agencies to consult with CDFW when preparing a CDQA documents to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or results in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternative available (Fish & Game Code [FGC] §2080.) CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify reasonable and prudent alternatives to the proposed project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species of the take is incidental to carrying out an other wise lawful project thar has been approved under CEQA (FGC §2081).

4.2.3 California Fish & Game Code

Under CESA, CDFW has the responsibility for maintaining a list of threatened and endangered species (FGC §2070). Fish & Game Code §2050-2098 outline the protection provided to California’s rare, endangered, and threatened species. Fish & Game Code §2080 prohibits the taking of plants and animals listed under CESA. Fish & Game Code §2081 establishes an incidental take permit program for State-listed species. CDFW also maintains a list of candidate species that it formally notices as being under review for addition to the list of endangered or threatened species.

In addition, the Native Plant Protection Act of 1977 (NPPA) (FGC §1900, *et seq.)* prohibits the taking, possessing, or sale within the State of any plants with a State designation of rare, threatened, or endangered (as defined by CDFW). An exception to this prohibition in NPPA allows landowners, to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. Fish & Game Code §1913 exempts from the take prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way." Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

In addition to formal listing under federal ESA and CESA, some species receive additional consideration by CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a "Species of Special Concern." CDFW maintains lists of Species of Special Concern that serve as species "watch lists." Species with this status may have limited distributions or limited populations, and/or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA, and specific protection measures may be warranted. In addition to Species of Special Concern, CDFW Special Animals List identifies animals that are tracked by the California Natural Diversity Database (CNDDB) and may be potentially vulnerable but warrant no federal interest and no legal protection.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines §15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines §15380 (Rare or Endangered Species) provides for the assessment of unlisted species as Rare or Endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society (CNPS) List ranked 1A, IB, and 2 would typically require evaluation under CEQA.

Fish & Game Code §3500-5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Fish & Game Code §3503.5, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. To comply with the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any State-listed endangered or threatened species may be present in the project study area and determine whether the proposed project will have a potentially significant impact on such species. In addition, CDFW encourages informal consultation on any proposed project that may impact a candidate species. Project-related impacts to species on CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of CESA. Take of protected species incidental to otherwise lawful management

activities may be authorized under Fish & Game Code §206.591. Authorization from CDFW would be in the form of an Incidental Take Permit.

Fish & Game Code §1602 requires any entity to notify CDFW before beginning any activity that "may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake" or "deposit debris, waste, or other materials that could pass into any river, stream, or lake." This definition includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. A Lake or Streambed Alteration Agreement (LSAA) will be required if CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water.

4.2.4 Porter-Cologne Water Quality Control Act

California's Regional Water Quality Control Boards (RWQCB) regulate actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the water of the State" (Water Code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State" (Water Code §13050(e)).

4.2.5 California Native Plant Society (CNPS)

The CNPS maintains a rank of plant species that are native to California and that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Following are the definitions of the CNPS ranks:

- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank IB: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California but common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California but more common elsewhere
- Rank 3: Plants about which more information is needed
- Rank 4: Watch List: Plants of limited distribution

Potential impacts to populations of CNPS ranked plants receive consideration under CEQA review. All plants appearing on CNPS Lists 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, potential impacts to these species or their habitats should be analyzed during the preparation of environmental documents pursuant to CEQA, as they may meet the definition of Rare or Endangered under the CEQA Guidelines Section 15380 criteria.

4.2.6 State Water Resources Control Board *Cannabis* Cultivation General Order

In addition to the above regulations, *Cannabis* cultivation is subject to State Water Resources Control Board (SWRCB) *Cannabis* Cultivation General Order No. WQ-2019-0001-DWQ (Order). This statewide Order specifies measures that must be taken to ensure water quality based on the size of the cultivation area (Tier 1 vs Tier 2), the risk determination based on potential to affect water quality (low, medium, high), and watercourse classifications and minimum setbacks that must be followed. Currently, Class I watercourses (perennial streams, lakes, ponds) must observe 150 foot setbacks,

Class II watercourses (intermittent streams or wetlands) must observe 100 foot setbacks, and Class III watercourses (ephemeral streams) must observe 50 foot setbacks. Class IV watercourses (e.g. man-made canals) that support native aquatic species must observe a setback equal to the established riparian vegetation zone, or if the watercourse does not support aquatic species does not need to observe setbacks. Other measures that must be taken to protect water resources are also provided in the text of the statewide Order.

4.2.7 California Oak Woodlands Conservation Act

The California Oak Woodlands Conservation Act requires the County to determine whether a project in their jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment, as codified in California Public Resources Code Section 21083.4. If it is determined that there may be a significant effect to oak woodlands, the County shall require one or more mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands. Alternatives to mitigate the significant effect of the conversion of oak woodlands include replacement of removed trees typically at a rate of 3:1, and maintenance of trees for a period of seven years after the trees are planted, although replacement typically may only comprise 50% of the required mitigation for the project, with the remainder often consisting of conservation easements or other mitigation measures developed by the County. Trees subject to the provisions of California Public Resources Code Section 21083.4 are those in the genus *Quercus* that have a diameter at breast height (DBH) of 5 inches or more.

4.3 REGIONAL & LOCAL

Natural resource use and *Cannabis* commercial development in Lake County is guided by the Lake County General Plan and regulated by Lake County Code. Below is a sample of relevant codes and ordinances that pertain to vegetation management and commercial *Cannabis* cultivation on lands within the County's jurisdiction.

4.3.1 County of Lake Municipal Code

Cannabis Cultivation (Chapter 11, Article 27)

The Ordinance Code of the County of Lake provides comprehensive guidelines on the size, location, and permitted activities for all commercial *Cannabis* facilities within the County's jurisdiction including restrictions on water sources, types of fencing, pest control measures, vegetation clearing, noise and visual impacts, storage and disposal of waste products, and grading. The Ordinance also specifies that the applicant must abide by all applicable Federal and State laws including the SWRCB *Cannabis* General Order, as discussed above.

4.3.2 Habitat Conservation Plan / Natural Communities Conservation Plan

The project site is not located in an area that is covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no additional mitigation related to local or regional conservation plans is necessary.

5.0 REFERENCES

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FIGURE 1: REGIONAL LOCATION

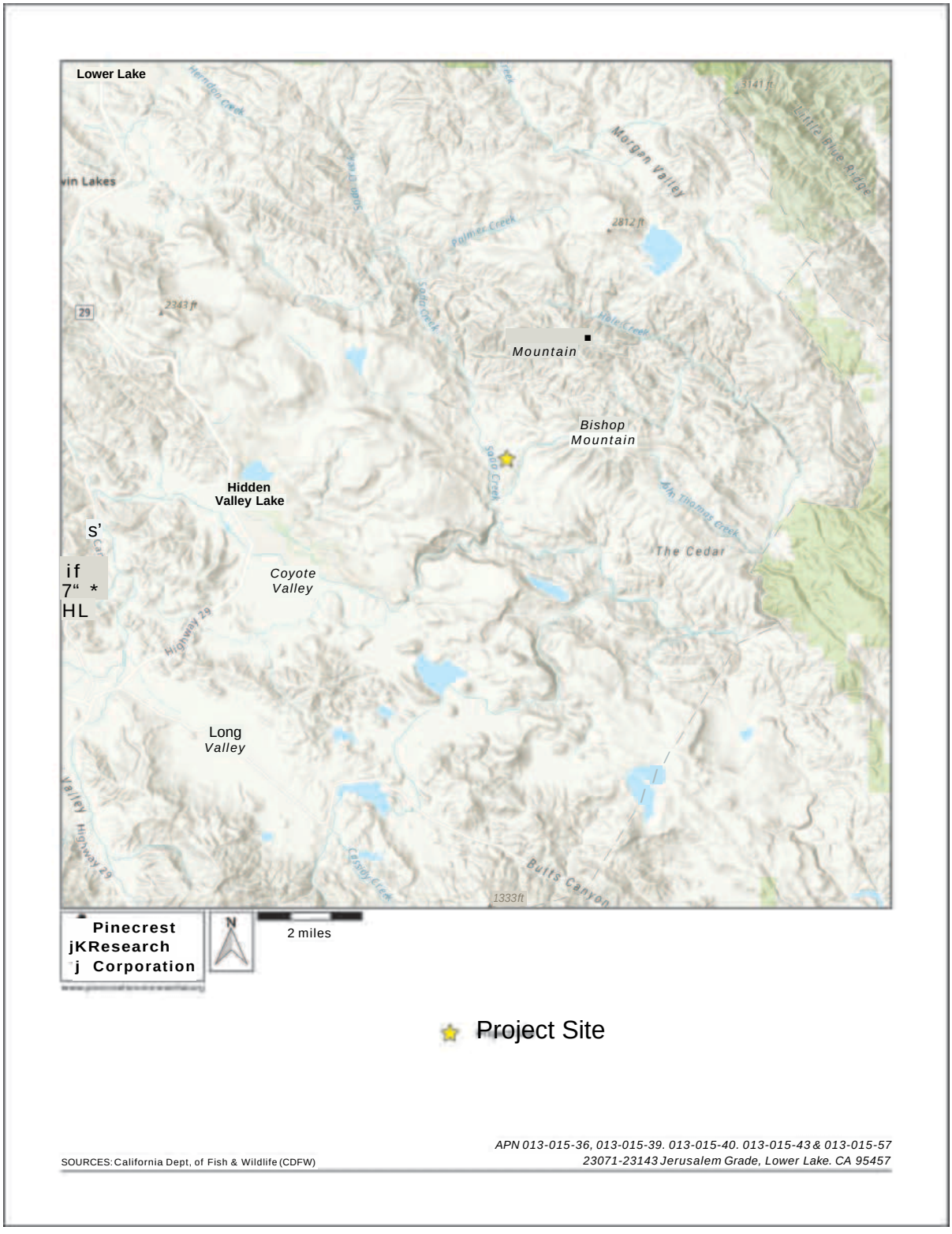

FIGURE 2: SITE MAP

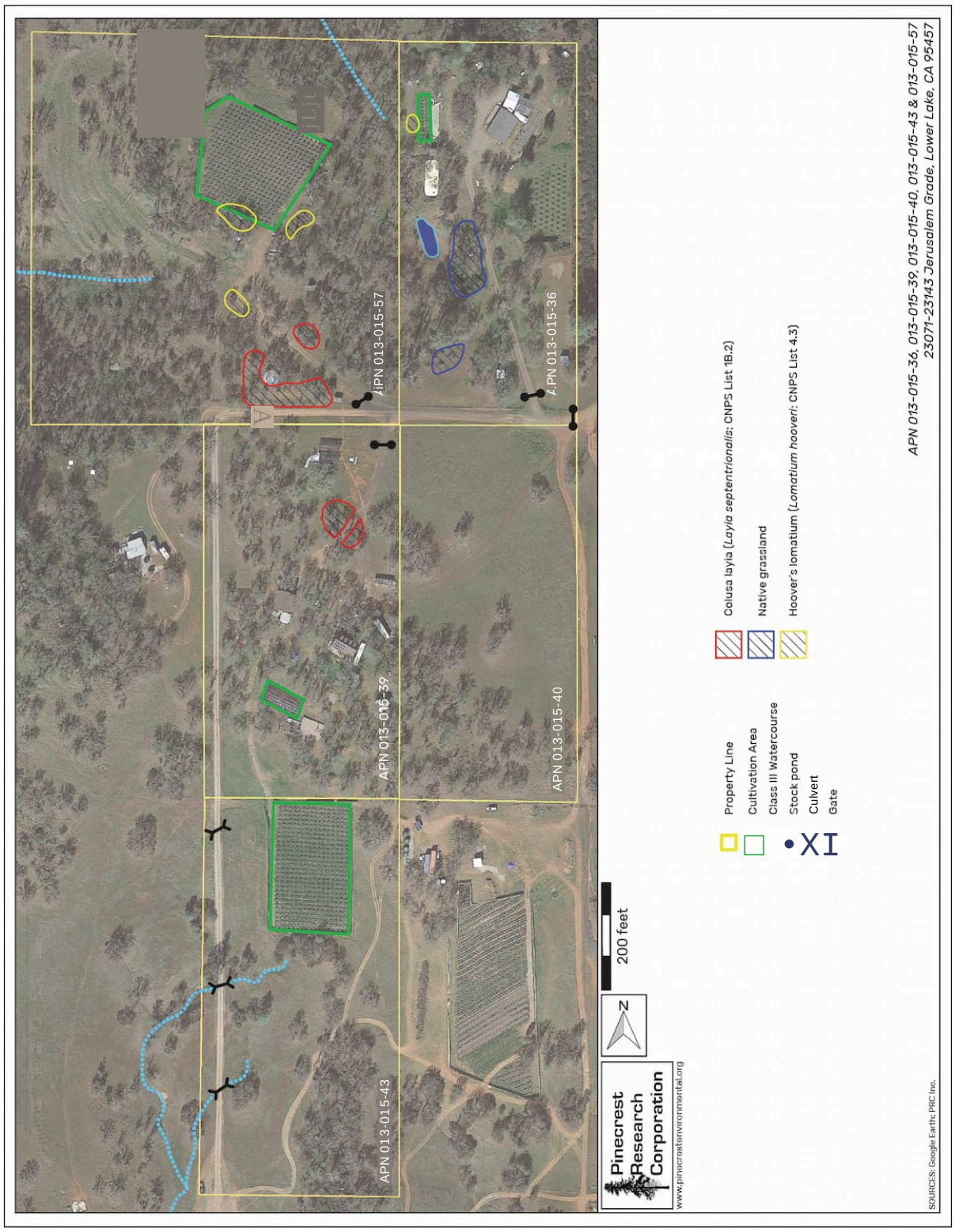

FIGURE 3: PHOTOGRAPH OF OAK SAVANNAH

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34, 013-015-35, 013-015-36. 013-015-40 & 013-015-57

SOURCES: PRC Inc. *Jerusalem Grade, Lower Lake, CA 95457*

FIGURE 4: PHOTOGRAPH OF COLUSA LAYIA

Pinecrest Research Corporation
www.pinecrestenvironmental.org

SOURCES: PRC Inc.

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

FIGURE 5: PHOTOGRAPH OF NATIVE GRASSLAND

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j Corporation
www.pinecrestenvironmental.org

APN 013-015-34, 013-015-35, 013-015-36, 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 6: PHOTOGRAPH OF HOOVER'S LOMATIUM

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 7: PHOTOGRAPH OF HOOVER'S LOMATIUM

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www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 8: PHOTOGRAPH OF CULTIVATION ON 013-015-43

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 9: PHOTOGRAPH OF CULTIVATION ON 013-015-57

Pinecrest Flesearch Corporation
www.pinecrestenvironmental.org

APN 013-015-34, 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 10: PHOTOGRAPH OF CULTIVATION AREA ON 013-015-40

Pinecrest Flesearch Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade. Lower Lake. CA 95457

SOURCES: PRC Inc.

FIGURE 11: PHOTOGRAPH OF NORTH CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 12: PHOTOGRAPH OF MIDDLE CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 13: PHOTOGRAPH OF SOUTH CULVERT

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34. 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

FIGURE 14: PHOTOGRAPH OF RESERVOIR

Pinecrest Research Corporation
www.pinecrestenvironmental.org

APN 013-015-34, 013-015-35. 013-015-36. 013-015-40 & 013-015-57
Jerusalem Grade, Lower Lake, CA 95457

SOURCES: PRC Inc.

APPENDIX A: SPECIAL-STATUS SPECIES CONSIDERED

The following is a list of special-status plant and animal species generated based on knowledge of the species and habitats of Lake County by PEC staff, from various State and Federal databases, and from the California Natural Diversity Database (CNDDB). CNDDB occurrences within 5 miles of the project site are shown in bold.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
PLANTS			
Adobe lily *(Fritillaria pluriflora)*	**—/—/1B.2**	**Valley grasslands, woodland**	**Medium: Some grassland habitat exists onsite. Nearest occurrence is 0.4 miles southeast of the project parcel in Jerusalem Valley.**
Alkalai milk-vetch *(Astragalus tener* var. *tener)*	—/—/1B.2	Valley grasslands, alkali sinks	None: No suitable alkalai habitat exists onsite.
Anthony peak lupine *(Lupinus antoninus)*	—/—/1B.2	Mixed evergreen forest	Very Low: No suitable forest habitat exists onsite.
Baker's goldfields *(Lasthenia californica* ssp. *bakeri)*	—/—/1B.2	Coastal grasslands	Low: Some grassland habitat exists onsite.
Baker's manzanita *(Arctostaphylos bakeri* ssp. *bakeri)*	—/—/1B.1	Serpentine chaparral, mixed evergreen forest	Low: Some serpentine habitat exists onsite.
Baker's meadowfoam *(Limnanthes bakeri)*	—/ST/1B.1	Vernal pools, freshwater wetland	None: No suitable wetland habitat onsite.
Baker's navarretia *(Navarretia leucocephala* ssp. *bakeri)*	—/—/1B.1	Vernal pools, riparian woodland	Very Low: No vernal pools exist onsite.
Beaked tracyina *(Tracyina rostrata)*	—/—/1B.2	Valley grassland, foothill woodland	Low: Some grassland habitat exists onsite.
Bent flowered fiddleneck *(Amsinckia lunaris)*	**—/—/1B.2**	**Valley grassland, foothill woodland**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 4.8 miles southwest of the parcel in Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Big scale balsamroot *(Balsamorhiza macrolepis)*	—/—/1B.2	Valley grassland	Low: Some grassland habitat exists onsite.
Bogg's Lake hedge-hyssop *(Gratiola heterosepald)*	**—/—/1B.2**	**Freshwater marsh, riparian**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Bolander's horkelia *(Horkelia bolanderi)*	—/—/1B.2	Forest, meadows, wetlands	Very Low: No suitable forest habitat exists onsite.
Brandegee's eriastrum *(Eriastrum brandegeeae)*	—/—/1B.1	Chaparral	Low: A small amount of chaparral habitat exists onsite.
Bristly sedge *(Carex comosa)*	—/—/2B.1	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Brownish beaked-rush *(Rhynchospora capitellata)*	—/—/2B.2	Freshwater marsh, riparian	None: No suitable wetland habitat exists onsite.
Burke's goldfields *(Lasthenia burkei)*	**FE/SE/1B.1**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.1 miles southwest of the parcel near Coyote Creek.**
California alkalai grass *(Puccinellia simplex)*	—/—/1B.2	Grassland, riparian	None: No alkalai wetland habitat exists onsite.
California beaked-rush *(Rhynchospora californica)*	—/—/1B.1	Freshwater wetlands	None: No wetland habitat exists onsite.
California satintail *(Imperata brevifolia)*	—/—/2B.1	Chaparral, wetlands	Low: Some chaparral habitat exists onsite.
Calistoga ceanothus *(Ceanothus divergens)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Caper-fruited tropidocarpum *(Tropidocarpum capparideum)*	—/—/1B.1	Valley grassland	Very Low: Some grassland habitat exists onsite.
Cascade downingia *(Downingia willamettensis)*	—/—/2B.2	Wetland, grassland	Low: Some grassland habitat exists onsite.
Clara Hunt's milk vetch *(Astragalus claranus)*	—/—/1B.1	Chaparral, grassland	Very Low: Some chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Cobb Mountain lupine *(Lupinus sericatus)*	—/—/1B.2	Chaparral, pine forest	Low: Some chaparral habitat exists onsite.
Colusa layia *(Layia septentrionalis)*	**—/—/1B.2**	**Chaparral, valley grassland**	**High: Species found onsite. Nearest occurrence offsite is on adjacent parcel to the south.**
Congested-headed hayfield tarplant *(Hemizonia congesta* ssp. *congesta)*	**—/—/1B.2**	**Grassland, coastal scrub**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 4.4 miles west of the parcel near Coyote Valley.**
Deep scarred cryptantha *(Cryptantha excavata)*	—/—/1B.1	Foothill woodland	Very Low: Some grassland habitat exists onsite.
Dimorphic snapdragon *(Antirrhinum subcordatum)*	—/—/4.3	Serpentine, chaparral	Low: Some serpentine habitat exists onsite.
Drymaria-like western flax *(Hesperolinon drymarioides)*	—/—/1B.2	Serpentine outcrops	Low: Some serpentine habitat exists onsite although it is not outcrop habitat.
Dwarf downingia *(Downingia pusilia)*	—/—/2B.2	Vernal pool, freshwater wetland	None: No vernal pool habitat exists onsite.
Dwarf soaproot *(Chlorogalum pomeridianum* var. *minus)*	—/—/1B.2	Serpentine chaparral	Low: Some serpentine chaparral habitat exists onsite.
Eel-grass pondweed *(Potamogeton zosteriformis)*	—/—/2B.2	Freshwater wetland, aquatic	None: No suitable wetlands exist onsite.
Few-flowered navarretia *(Navarretia leucocephala* ssp. *pauciflora)*	FE/ST/1B.1	Wetlands, vernal pools	None: No vernal pool habitat exists onsite.
Franciscan onion *(Allium peninsulare* var. *franciscanum)*	—/—/1B.2	Coastal prairie	Low: Some grassland habitat exists onsite.
Freed's jewelflower *(Streptanthus brachiatus* ssp. *hoffmanii)*	**—/—/1B.2**	**Serpentine outcrops**	**Low: Some serpentine outcrop habitat exists onsite although not outcrop habitat. Nearest occurrence is 3.2 miles northeast of the parcel near Hole Creek.**
Geysers panicum *(Panicum acuminatum* var. *thermale)*	—/—/1B.2	Chaparral, wetlands	Low: Some chaparral habitat exists onsite.
Glandular western flax *(Hesperolinon adenophyllum)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grassleaf water plantain *(Alisma gramineuni)*	—/—/2B.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
Green jewelflower *(Streptanthus hesperidis)*	**—/—/1B.2**	**Serpentine outcrops**	**None: No serpentine outcrop habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Coyote Valley.**
Greene's narrow-leaved daisy *(Erigeron greenei)*	—/—/1B.2	Serpentine grassland	None: No serpentine habitat exists onsite.
Hall's harmonia *(Harmonia hallii)*	**—/—/1B.2**	**Chaparral**	**Medium: Some chaparral habitat exists onsite. Nearest occurrence is 1.9 miles southeast of the project parcel near Amel Lake.**
Hoffman's bristly jewelflower *(Streptanthus glandulosus* spp. *hoffmanit)*	—/—/1B.3	Chaparral, foothill woodland	Low: Some chaparral habitat exists onsite.
Holly-leaved ceanothus *(Ceanothus purpureus)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Hoover's lomatium *(Lomatium hooveri)*	**—/—/4.0**	**Chaparral**	**High: Species found onsite.**
Hospital Canyon larkspur *(Delphinium californicum* ssp. *internes')*	—/—/1B.2	Foothill woodland	Low: Some woodland habitat exists onsite.
Jepson's coyote thistle *(Eryngium jepsonii)*	—/—/4.2	Wetlands and vernal pools	None: No vernal pool habitat exists onsite.
Jepson's leptosiphon *(Leptosiphon jepsonii)*	—/—/1B.2	Chaparral, serpentine grassland	Low: Some serpentine chaparral habitat exists onsite.
Jepson's milk-vetch *(Astragalus rattanii* var. *jepsonianus)*	**—/—/1B.2**	**Chaparral, serpentine grassland**	**Medium: Some chaparral, grassland, and serpentine habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Hidden Valley Road.**
Kenwood marsh checkerbloom *(Sidalcea oregana* ssp. *valida)*	FE/SE/1B.1	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Konocti manzanita *(Arctostaphylos manzanita* ssp. *elegans)*	—/—/1B.3	Chaparral, foothill woodland	Low: Some chaparral habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Kruckeberg's jewelflower *(Streptanthus morrisonii* ssp. *kruckebergii)*	**—/—/1B.2**	**Serpentine outcrops**	**Very Low: Some serpentine habitat exists onsite however it is not outcrop habitat. Nearest occurrence is 4.7 miles northeast of the parcel near Round Mountain.**
Lake County stonecrop *(Sedella leiocarpa)*	—/—/1B.1	Rock outcrops	Very Low: No rock outcrop habitat exists onsite.
Lake County western flax *(Hesperolinon didymocarpum)*	—/SE/1B.2	Serpentine grasslands	Low: Some serpentine habitat exists onsite.
Legenere *(Legenere limosa)*	**—/—/1B.1**	**Freshwater wetland, valley grassland**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Loch Lomond button-celery *(Eryngium constancei)*	FE/SE/1B.1	Freshwater wetland	None: No suitable wetland habitat exists onsite.
Many-flowered navarretia *(Navarretia leucocephala* spp. *plieantha)*	**FE/SE/1B.2**	**Vernal pools**	**Very Low: No vernal pool habitat exists onsite. Nearest occurrence is 4.0 miles northwest of the parcel near Stienhart Lake.**
Marsh checkerbloom *(Sidalcea oregana* ssp. *hydrophila)*	—/—/1B.2	Freshwater wetland, riparian	None: No suitable riparian habitat exists onsite.
Marsh microseris *(Microseris paludosa)*	—/—/1B.2	Northern coastal scrub	None: No marsh habitat exists onsite.
Milo Baker's lupine *(Lupinus milo-bakeri)*	—/—/1B.1	Foothill woodland, valley grassland	Low: Some
Morrison's jewelflower *(Streptanthus morrisonii* ssp. *morrisonii)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Mt. St. Helena morning-glory *(Calystegia collina* ssp. *oxyphylld)*	***—1—14.1***	**Serpentine chaparral**	**High: Some serpentine habitat exists onsite. Nearest occurrence is 4.2 miles southwest of the parcel near Long Valley.**
Napa bluecurls *(Trichostema ruygtii)*	—/—/1B.2	Chaparral, grassland	Very Low: Some grassland habitat exists onsite.
Napa checkerbloom *(Sidalcea hickmanii* ssp. *napensis)*	—/—/1B.1	Chaparral	Very Low: Some woodland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Napa false indigo *(Amorpha californica* var. *napensis)*	—/—/1B.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Narrow-anthered brodiaea *(Brodiaea leptandra)*	—/—/1B.2	Foothill woodland, grassland	Low: Some grassland habitat exists onsite.
North Coast semaphore grass *(Pleuropogon hooverianus)*	—/—/1B.1	Freshwater wetland, vernal pools	None: No suitable wetland or vernal pool habitat exists onsite.
Northern California black walnut *(Juglans hindsii)*	—/—/1B.1	Riparian, woodland	Very Low: No suitable riparian habitat exists onsite.
Northern meadow sedge *(Carex praticola)*	—/—/2B.2	Freshwater wetlands	None: No suitable wetland habitat exists onsite.
Nuttall's ribbon-leaved pondweed *(Potamogeton epihydrus)*	—/—/2B.2	Freshwater wetlands	None: No wetland or pond habitat exists onsite.
Oregon polemonium *(Polemonium carneuni)*	—/—/2B.2	Coastal scrub, yellow pine forest	None: No coastal scrub habitat exists onsite.
Oval-leaved viburnum *(Viburnum ellipticum)*	—/—/2B.3	Chaparral	Low: Some chaparral habitat exists onsite.
Pappose tarplant *(Centromadia parryi* ssp. *parryi)*	—/—/1B.2	Grassland, wetland	None: No wetland habitat exists onsite.
Pennell's bird's beak *(Cordylanthus tenuis* ssp. *capillaris)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Perennial goldfields *(Lasthenia californica* ssp. *macranthd)*	—/—/1B.2	Northern coastal scrub	Very Low: No coastal scrub habitat exists onsite.
Peruvian dodder *(Cuscuta obtusiflora* var. *glandulosa)*	—/—/1B.2	Grassland, chaparral	Low: Parasitic plant, typical host plants not known from the property.
Pink creamsacs *(Castilleja rubicundula* var. *rubicundula)*	**—/—/1B.2**	**Grasslands**	**Low: Some grassland habitat exists onsite. Nearest occurrence is 6.8 miles west of the parcel near Harbin Mountain.**
Porter's navarretia *(Navarretia paradoxinota)*	**—/—/1B.3**	**Grasslands, wetlands**	**Very Low: No suitable wetland habitat exists onsite. Nearest occurrence is 4.2 miles west of the parcel near Coyote Valley.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Purple-stemmed checkerbloom *(Sidalcea malviflora* spp. *purpurea)*	—/—/1B.2	Wetlands	None: No suitable wetland habitat exists onsite.
Raiche's manzanita *(Arctostaphylos stanfordiana* ssp. *raichei)*	—/—/1B.1	Chaparral	Low: Some chaparral habitat exists onsite.
Rincon Ridge ceanothus *(Ceanothus confusus)*	—/—/1B.1	Chaparral	Medium: Some chaparral habitat exists onsite.
Rincon Ridge manzanita *(Arctostaphylos stanfordtana* ssp. *decumbens)*	—/—/1B.1	Chaparral	Low: Some chaparral habitat exists onsite.
Round-leaved filaree *(California macrophylla)*	—/—/1B.2	Foothill grassland	Low: Some grassland habitat exists onsite.
Saline clover *(Trifolium hydrophilum)*	—/—/1B.2	Wetland, riparian	None: No suitable wetland habitat exists onsite.
San Joaquin spearscale *(Extriplex joaquinana)*	—/—/1B.2	Shadscale scrub, valley grassland	None: No alkalai scrub habitat exists.
Santa Cruz clover *(Trifolium buckwestiorum)*	—/—/1B.1	Coastal prairie	Very Low: No coastal prairie habitat onsite.
Santa Rosa horkelia *(Horkelia tenuiloba)*	—/—/1B.2	Freshwater wetland, vernal pools	Low: Some chaparral habitat exists onsite.
Sebastopol meadowfoam *(Limnanthes vinculans)*	FE/SE/1B.1	Freshwater wetland, vernal pools	None: No vernal pool habitat exists onsite.
Serpentine cryptantha *(Cryptantha dissita)*	—/—/1B.2	Serpentine chaparral	Low: Some serpentine habitat exists onsite.
Serpentine daisy *(Erigeron serpentinus)*	—/—/1B.3	Serpentine chaparral	Low: Some serpentine chaparral habitat exists onsite.
Sharsmith's western flax *(Hesperolinon sharsmithiae)*	**—/—/1B.2**	**Chaparral**	**High: Some serpentine habitat exists onsite. Nearest occurrence is on an adjacent parcel to the south.**
Slender Orcutt grass *(Orcuttia tenuis)*	**FT/SE/1B.1**	**Grassland, freshwater wetlands**	**None: No suitable wetland habitat exists onsite. Nearest occurrence is 3.9 miles northwest of the parcel near Stienhart Lake.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Small-flowered calycadenia *(Calycadenia micrantha)*	—/—/1B.2	Foothill grassland	Low: Some suitable grassland habitat onsite.
Small groundcone *{Kopsiopsis hookeri)*	—/—/2B.3	Redwood forest	None: No redwood forest habitat exists onsite.
Snow Mountain buckwheat *(Eriogonum nervulosum)*	—/—/1B.2	Serpentine outcrops	Very Low: Some serpentine habitat exists onsite but it is not outcrop habitat.
Socrates Mine jewelflower *(Streptanthus brachiatus* ssp. *brachiatus)*	—/—/1B.2	Serpentine outcrops	Low: Some serpentine habitat exists onsite.
Sonoma beardtongue *(Penstemon newberryi* var. *sonomensis)*	—/—/1B.3	Chaparral	Low: Some grassland habitat exists onsite.
Sonoma ceanothus *(Ceanothus sonomensis)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Sonoma sunshine *(Blennosperma bakeri)*	FE/SE/1B.1	Valley grassland, freshwater wetland	None: No suitable wetland habitat exists onsite.
Thin-lobed horkelia *(Horkelia tenuiloba)*	—/—/1B.2	Chaparral	Low: Some chaparral habitat exists onsite.
Three-fingered morning glory *(Calystegia collina* ssp. *tridactylosa)*	—/—/1B.2	Serpentine grassland	Low: Some serpentine habitat exists onsite.
Two-carpellate Western flax *(Hesperolinon bicarpellatum)*	**—/—/1B.2**	**Chaparral**	**High: Some chaparral habitat exists onsite. Nearest occurrence is 2.8 miles south of the project parcel near McCreary Lake.**
Vine Hill ceanothus *{Ceanothus foliosus* var. *vineatus)*	—/—/1B.1	Chaparral	Low: Some chaparral habitat exists onsite.
Vine Hill manzanita *(Arctostaphylos densiflora)*	—/SE/1B.1	Chaparral	Low: Some chaparral habitat exists onsite.
Watershield *(Brasenia schreberi)*	—/—/2B.3	Pond, wetland	None: No pond habitat exists in the project area.
White beaked-rush *(Rhynchospora alba)*	—/—/2B.2	Wetlands, riparian	None: No suitable wetland habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
White flowered rein orchid *(Piperia Candida)*	—/—/1B.2	Yellow pine forest	Very Low: No suitable forest habitat exists onsite.
Wolly meadowfoam *(Limnanthes floccosa ssp.floccosa)*	—/—/4.2	Vernal pools	None: No vernal pool habitat exists onsite.
MOSSES, LICHENS & LIVERWORTS			
Angel's hair lichen *(Ramalina thrausta)*	—/—/2B.1	Old growth conifer and hardwood forests	None: No suitable forest habitat exists onsite.
Coastal triquetrella *(Triquetrella californica)*	—/—/1B.2	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Elongate copper moss *(Mielichhoferia elongata)*	—/—/4.3	Forest, woodland	Very Low: Some woodland habitat exists onsite.
Methuselah's beard lichen *(Dolichousnea longissima)*	—/—/4.2	Old growth conifer and hardwood forests	None: No forest habitat exists onsite.
Slender silver moss *(Anomobryum julaceum)*	—/—/4.2	Rocky substrates in forests	Very Low: Some woodland habitat exists onsite.
Torren's grimmia *(Grimmia torenii)*	**—/—/1B.3**	**Forest, woodland**	**Low: Some woodland habitat exists onsite. Nearest occurrence is 3.9 miles northeast of the parcel near Jericho Creek.**
FISH			
Chinook Salmon Coastal California DPS *(Oncorhynchus kisutch)*	FT/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake Drainage Resident Rainbow trout *(Oncorhynchus mykiss)*	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Clear Lake hitch *(Lavinia exilicauda chi)*	FE/SE/—	Freshwater lakes and streams	None: No suitable streams exist onsite.
Coho Salmon Central California Coast ESU *(Oncorhynchus kisutch)*	FE/SE/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sacramento perch *(Archoplites interruptus)*	—/SSC/—	Low gradient sloughs and lakes	None: No suitable habitat exists onsite.
Sacramento splittail *(Pogonichthys macrolepidotus)*	—/SSC/—	Low gradient freshwater streams	None: No suitable streams exist onsite.
Steelhead Central California Coast DPS *(Oncorhynchus mykiss irideus)*	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
Steelhead Northern California DPS *(Oncorhynchus mykiss irideus)*	FT/—/—	Freshwater streams, open ocean and estuaries	None: No suitable streams exist onsite.
AMPHIBIANS & REPTILES			
California giant salamander *(Dicamptodon ensatus)*	—/SSC/—	Wetlands and riparian areas	None: No suitable wetland habitat exists onsite. Some poor quality estivation habitat onsite.
California red-legged frog *(Rana draytonii)*	FT/SSC/—	Vernal pools, seasonal pools, stock ponds, and associated grasslands	None: No suitable pond or wetland habitat exists onsite.
California tiger salamander *(Ambystoma californiense)*	FT/SSC/—	Ponds, streams, drainages, and associated uplands	None: No suitable pond or wetland habitat exists onsite.
Foothill yellow-legged frog *(Rana boylii)*	**—/SSC/—**	**Wetlands, riparian, streams and ponds**	**Very Low: No suitable breeding habitat onsite. Some poor quality estivation habitat onsite. Nearest occurrence is 1.9 miles north of the project parcel in Soda Creek.**
Red bellied newt *(Taricha rivularis)*	—/SSC/—	Woodland streams, riparian corridors	None: No suitable habitat exists onsite.
Western pond turtle *(Emys marmorata)*	**—/SSC/—**	**Slow-moving creeks, streams, ponds, rivers, ditches.**	**None: No pond habitat exists onsite. Nearest occurrence is 2.4 miles south of the parcel in Putah Creek.**
INVERTEBRATES			
Behren's silverspot butterfly *(Speyeria zerene behrensii)*	FE/SSC/—	Coastal prairie	None: Requires blue violet to reproduce; none onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Borax Lake cuckoo wasp *(Hedychridium milleri)*	—/SSC/—	Lakes and streams	None: No suitable lake or stream habitat exists onsite.
Brownish dubiraphian riffle beetle *(Dubiraphia brunnescens)*	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
California brackishwater snail *(Tryonia imitator)*	—/SSC/—	Brackish wetlands	None: No suitable wetland habitat exists onsite.
California floater *(Anodonta californiensis)*	—/SSC/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California freshwater shrimp *(Syncaris pacifica)*	FE/SE/—	Freshwater ponds, streams	None: No suitable stream habitat exists onsite.
California linderiella *(Linderiella occidentalis)*	—/SSC/—	Vernal pools	None: No vernal pool habitat exists onsite.
Clear Lake pyrg *(Pyrgulopsis ventricosa)*	—/SSC/—	Freshwater streams	None: No suitable stream habitat exists onsite.
Crotch bumble bee *(Bombus crotchii)*	—/SSC/—	Grassland, chaparral	Low: Some grassland habitat exists onsite.
Leech's skyline diving beetle *(Hydroporus leechi)*	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.
Myrtle silverspot butterfly *(Speyeria zerene myrtleae)*	FE/SSC/—	Coastal prairie, chaparral	None: Requires western dog violet for reproduction; none onsite.
Monarch butterfly California overwintering Population #1 *(Danaus plexippus)*	—/SSC/—	Large trees required for roosting.	None: No suitable trees for roosting onsite.
Obscure bumble bee *(Bombus caliginosus)*	—/SSC/—	Grassland, foothill woodland, chaparral	Low: Some grassland habitat exists onsite.
Opler's longhorn moth *(Adela oplerella)*	—/SSC/—	Usually associated with *Platystemon* (creamcups)	None: No suitable host plants onsite.
Oregon floater *(Anodonta oregonensis)*	—/SSC/—	High order freshwater streams	None: No suitable stream habitat exists onsite.
Ricksecker's water scavenger beetle *(Hydrochara rickseckeri)*	—/SSC/—	Freshwater ponds	None: No suitable pond habitat exists onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Sonoma zerene fritillary *(Speyeria zerene sonomensis)*	—/SSC/—	Grasslands and meadows	None: Requires *Viola* for reproduction; none onsite.
Western bumblebee *(Bombus occidentalism*	—/SSC/—	Grassland	Medium: Some grassland habitat exists onsite.
Wilbur Springs shorebug *(Saldula usingeri)*	—/SSC/—	Ponds	None: No suitable pond habitat exists onsite.
Vernal pool andrenid bee *(Andrena blennospermatis)*	—/SSC/—	Upland areas near vernal pools	None: No vernal pool habitat exists onsite.
BIRDS			
American perigrine falcon *(Falco peregrinus anatum)*	**—/SSC/—**	**Forages in open grasslands, nests in trees**	**Low: No suitable nesting habitat exists. Nearest occurrence is 4.2 miles south of the parcel near McCreary Lake.**
Bank swallow *(Riparia riparia)*	FE/SE/—	Typically found near lakes and streams	None: No suitable stream habitat exists onsite.
Bald eagle *(Haliaeetus leucocephalus)*	**—/SSC/—**	**Forages over open lakes and streams**	**Low: No suitable foraging or nesting habitat exists onsite. Nearest occurrence is 2.7 miles south of the project parcel near McCreary Lake.**
Black swift *(Cypseloides niger)*	—/SSC/—	Cliff faces near water	None: No suitable stream habitat exists onsite.
Burrowing owl *(Athene cunicularia)*	—/SSC/—	Grasslands	None: No suitable grassland with ground squirrel burrows exists onsite.
California homed lark *(Eremophila alpestris actia)*	—/SSC/—	Herbaceous vegetation, chaparral	Very Low: A small amount of chaparral habitat exists onsite.
Cooper's hawk *(Accipiter cooperii)*	—/WL/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Ferruginous hawk *(Buteo regalis)*	—/SSC/—	Forages over open grassland. Nests in old-growth trees.	Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat.
Golden eagle *(Aquila chrysaetos)*	**—/SSC/—**	**Forages over open grassland. Nests in old-growth trees.**	**Medium: Some suitable foraging habitat. No suitable nesting habitat. Nearest occurrence is 3.7 miles west of the parcel near Hunting Creek.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Grasshopper sparrow *(Ammodramus savannarum)*	—/SSC/—	Forages over open grassland.	Low: Some suitable foraging habitat exists onsite.
Great egret *(Ardea alba)*	FE/SE/—	Nests in trees, forages in wetlands and grasslands	None: No suitable foraging or nesting habitat exists onsite.
Marbled murrelet *(Brachyramphus marmoratus)*	FT/SE/—	Old growth forest	None: No suitable forest habitat exists onsite.
Northern goshawk *(Accipiter gentilis)*	—/SSC/—	Old growth forest	Very Low: No suitable forest habitat exists onsite.
Osprey *(Pandion haliaetus)*	—/WL/—	Areas with fish	None: No suitable lake or stream habitat exists onsite.
Prairie falcon *(Falco mexicanus)*	**—/SSC/—**	**Forages over grasslands**	**Medium: Some suitable nesting and foraging habitat exists onsite. Nearest occurrence is somewhere in the Jericho Valley USGS Quad, which overlaps the project parcel.**
Purple martin *(Progne subis)*	FE/SE/—	Insectivorous, nests in cavities	Medium: Some suitable nesting habitat onsite. Some suitable foraging habitat onsite.
Sharp-shinned hawk *(Accipiter striatus)*	—/SSC/—	Forest and woodland	Very Low: Some suitable foraging habitat exists onsite. No suitable nesting habitat onsite.
Tricolored blackbird *(Agelaius tricolor)*	—/SSC/—	Forages in grasslands and nests in freshwater marshes	Low: Some suitable nesting and foraging habitat exists onsite.
Western yellow-billed cuckoo *(Coccyzus americanus occidentalis)*	—/SE/—	Woodland, riparian	Very Low: No suitable nesting habitat exists. Some suitable foraging habitat.
White-tailed kite *(Elanus leucurus)*	—/CFP/—	Prefers to nest in marshes next to deciduous forests.	Very Low: No suitable nesting habitat onsite. Some suitable foraging habitat.
Yellow breasted chat *(Icteria virens)*	—/SSC/—	Dense shrubby growth, farmland.	Low: Some suitable habitat onsite.
Yellow warbler *(Coturnicops noveboracensis)*	—/SSC/—	Riparian, shrubland, farmland.	Low: Some suitable habitat onsite.

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
MAMMALS			
American badger *(Taxidea taxus)*	—/SSC/—	Open grassland habitats with plenty of prey.	None: Insufficient habitat complexity exists for this territorial animal.
Big free-tailed bat *(Nyctinomops macrotis)*	—/SSC/—	Forages over open areas, roots in trees or caves	None: Some suitable foraging habitat. No suitable roosts.
Fisher *(Pekania pennanti)*	—/SSC/—	Forages and breeds primarily in forests.	None: No suitable forest habitat.
Fringed myotis *(Myotis thysanodes)*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Low: Some suitable foraging habitat. No suitable roosts in project area.
Hoary bat *(Lasiurus cinereus)*	—/SSC/—	Forages over open areas, roots in trees or caves at high altitude.	Low: Foraging limited to high altitudes. No suitable roosts in the project area.
Long-eared myotis *(Myotis evotis)*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	Low: Some suitable foraging habitat. No suitable roosts in project area.
Long-legged myotis *(Myotis volans)*	—/SSC/—	Roosts in caves or buildings and forages in open habitats	None: Some foraging habitat. No suitable roosts.
North American porcupine *(Erethizon dorsatum)*	—/SSC/—	Require rocky areas or trees for dens, abundant open space for foraging.	Very Low: Some suitable foraging habitat. No suitable den habitat.
Pallid bat *(Antrozous pallidas)*	—/SSC/—	Common in open dry habitats with rocky areas for roosting.	Low: Some foraging habitat exists. No suitable roosts in the project area.
Silver haired bat *(Lasionycteris noctivagans)*	—/SSC/—	Nocturnal, migratory, solitary, roosts in tree cavities.	Low: Some suitable trees exist for roosting. Some foraging habitat exists.
Sonoma tree vole *(Arborimus pomo)*	—/SSC/—	Old growth Douglas fir canopies.	None: No suitable forest habitat exists onsite.
Townsend's big-eared bat *(Corynorhinus townsendii)*	**—/SSC/—**	**Hibernate in mines or caves, roost in man made structures and caves.**	**Medium: Few man-made structures exist suitable for roosting. Some habitat for foraging. Nearest occurrence is 5.5 miles north of the parcel near Morgan Valley Road.**

Taxon	Status[1] Fed/State/CNPS	Habitat	Potential to Occur Within the Project Area
Western red bat *(Lasiurus blossevillii)*	—/SSC/—	Forages over open areas, roots in trees or caves.	Low: No suitable roosting habitat. Some suitable foraging habitat.
Yuma myotis *(Myotis yumanensis)*	—/SSC/—	Forages over open areas, roots in trees or caves.	Low: No suitable nesting habitat onsite. Some suitable foraging habitat exists.
HABITATS			
Coastal & Valley Freshwater Marsh (CVFM)	—	—	None: No marsh habitat exists onsite.
Northern Hardpan Vernal Pool (NHVP)	—	—	None: No hardpan vernal pool habitat exists onsite.
Northern Vernal Pool (NVP)	—	—	None: No vernal pool habitat exists onsite.
Sycamore Alluvial Woodland (SAW)	—	—	None: No woodland habitat exists onsite.
Valley Needlegrass Grassland (VNG)	—	—	Low: Some grassland habitat exists onsite.
Valley Oak Woodland (VOW)	—	—	None: No valley oaks exist onsite.
Valley Sink Scrub (VSS)	—	—	None: No sink habitat exists onsite.

[1] Status:

Federal
FE = Federally Endangered Species
FT = Federally Threatened Species

State
SE = State Endangered Species
ST = State Threatened Species
SSC = California Species of Special Concern
CFP = California Fully Protected Species

CNPS (applies to plants only)
List IB = plants considered rare, threatened, or endangered in California and elsewhere
List 2B = plants rare, threatened or endangered in California, but more common elsewhere
List 3 = plant is likely rare but more information is required
List 4 = plants of limited distribution

[2] USFWS

APPENDIX B: PLANT SPECIES ENCOUNTERED

This table contains a list of all of the plant species observed in the study area during the five site visits. Special-status species (SSS) are denoted in bold along with their legal status

Scientific name	**Common name**	**Native**
Achyrachaena mollis	blow wives	yes
Acmispon brachycarpus	short-podded lotus	yes
Agoseris grandiflora	giant mountain dandelion	yes
Aira caryophyllea	hairgrass	no
Amaranthus californicus	California pigweed	yes
Amsinckia menziesii	Menzies' fiddleneck	yes
Arctostaphylos manzanita	common manzanita	yes
Arctostaphylos viscida	whiteleaf manzanita	yes
Astragalus gambelianus	Gamble's dwarf milkvetch	yes
Athysanus pusillus	common sandweed	yes
Avena barbata	wild oatgrass	no
Baccharis pilularis	coyote brush	yes
Brachypodium distachyon	false brome	no
Briza maxima	rattlesnake grass	no
Briza minor	little rattlesnake grass	no
Brodiaea elegans	harvest brodiaea	yes
Bromus diandrus	ripgut brome	no
Bromus hordeaceus	woft chess	no
Bromus madritensis	red brome	no
Bromus sterilis	poverty brome	no
Capsella bursa-pastoris	shepherd's purse	no
Carduus pycnocephalus	Italian thistle	no
Castilleja attenuata	narrow-leaf owl's clover	yes
Ceanothus cuneatus	buckbrush	yes
Centaurea melitensis	tocalote	no
Cerastium glomeratum	mouse-ear chickweed	no
Chenopodium berlandieri	pit seed goosefoot	no
Chlorogalum pomeridianum var. *pomeridianum*	soap plant	yes
Clarkia purpurea ssp. *quadrivulnera*	purple clarkia	yes
Claytonia parviflora ssp. *parviflora*	miner's lettuce	yes
Collinsia heterophylla var. *heterophylla*	purple Chinese houses	yes
Croton setiger	turkey-mullein	yes
Cynara cardunculus ssp. *cardunculus*	wild artichoke	no
Cynoglossum grande	houndstongue	yes
Cynosurus echinatus	dogstail grass	no
Daucus carota	Queen Anne's lace	no

Delphinium variegatum ssp. *variegatum*	royal larkspur	yes
Diplacus aurantiacus	sticky monkeyflower	yes
Dipterostemon capitatum	blue dicks	yes
Elymus caput-medusae	medusahead	no
Elymus glaucus	blue wildrye	yes
Elymus multisetus	big squirreltail grass	yes
Epilobium densiflorum	denseflower willowherb	yes
Eriodictyon californicum	Yerba Santa	yes
Eriophyllum lanatum	woolly sunflower	yes
Erodium botrys	big heron bill	no
Erodium cicutarium	redstem fllaree	no
Festuca microstachys	eastwood fescue	yes
Festuca myuros	Zorro fescue	no
Festuca perennis	Italian ryegrass	no
Galium andrewsii	phlox leaved bedstraw	yes
Galium parisiense	wall bedstraw	no
Galium porrigens	climbing bedstraw	yes
Gastridium phleoides	nit grass	no
Geranium dissectum	wild geranium	no
Geranium molle	woodland geranium	no
Gilia tricolor	bird's eyes	yes
Helianthella californica	California helianthella	yes
Hesperevax acaulis	dwarf hesperevax	yes
Hesperolinon spergulinum	slender western flax	yes
Heteromeles arbutifolia	toyon	yes
Hirschfeldia incana	shortpod mustard	no
Holocarpha virgata	narrow tarplant	yes
Hordeum murinum	foxtail barley	no
Hypericum perforatum	klamathweed	no
Hypochaeris glabra	smooth cat’s ears	no
Juncus bufonius	toad rush	yes
Lactuca serriola	prickly lettuce	no
Lamium amplexicaule	henbit	no
Lasthenia californica	California goldfield	yes
Lasthenia gracilis	needle goldfields	yes
***Layia septentrionalis* (CNPS List 1B.2)**	**Colusa tidy-tips**	**yes**
Lepidium didymum	lesser swine cress	no
Leontodon saxatilis	hawkbit	no
Leptosiphon bicolor	true baby stars	yes
Lessingia ramulosa	Sonoma lessingia	yes
Logfia filaginoides	California cottonrose	no
Lomatium utriculatum	hog fennel	yes
***Lomatium hooveri* (CNPS List 4.3)**	**Hoover’s lomatium**	**yes**
Lonicera interrupta	chaparral honeysuckle	yes
Lupinus bicolor	miniature lupine	yes
Lysimachia arvensis	scarlet pimpernel	no
Navarretia atractyloides	holly-leaf navarretia	yes

Navarretia pubescens	purple navarretia	yes
Madia gracilis	slender tarweed	yes
Marah fabacea	manroot	yes
Matricaria discoidea	pineapple weed	no
Medicago polymorpha	bur clover	no
Melica californica	California melicgrass	yes
Melilotus indicus	annual yellow sweetclover	no
Micranthes californica	Greene's saxifrage	yes
Micropus californicus	q-tips	yes
Microseris douglasii	Douglas' silverpuffs	yes
Pedicularis densiflora	indian warrior	yes
Pentagramma triangularis	goldback fem	yes
Petrorhagia dubia	windmill pink	no
Plagiobothrys stipitatus	vernal pool allocarya	yes
Plantago erecta	hill plantain	yes
Plantago major	common plantain	no
Plectritis macrocera	longhorn plectritis	yes
Poa annua	annual blue grass	no
Poa secunda	pine bluegrass	yes
Polypogon monspeliensis	rabbitsfoot grass	no
Pinus sabiniana	gray pine	yes
Primula hendersonii	Henderson's shooting star	yes
Quercus douglasii	blue oak	yes
Ranunculus hebecarpus	pubescent fruited buttercup	yes
Raphanus sativa	wild radish	no
Sanicula bipinnatifida	purple sanicle	yes
Sanicula crassicaulis	gamble weed	yes
Senecio vulgaris	common groundsel	no
Silene gallica	common catchfly	no
Silybum marianum	milk thistle	no
Sisyrinchium bellum	blue eyes grass	yes
Stellaria media	chickweed	no
Stipa pulchra	purple needle grass	yes
Symphoricarpos albus var. *laevigatas*	snowberry	yes
Thysanocarpus curvipes	fringe pod	yes
Torilis arvensis	hedge nettle	no
Toxicodendron diversilobum	poison oak	yes
Trifolium bifidum	notch-leaf clover	yes
Trifolium depauperatum var. *depauperatum*	dwarf sack clover	yes
Triphysaria eriantha ssp. *eriantha*	butter'n'eggs	yes
Triteleia laxa	Ithuriel's spear	yes
Uropappus lindleyi	silver puffs	yes
Urtica dioica	stinging nettle	yes
Vicia villosa	hairy vetch	no
Viola douglasii	Douglas' violet	yes
Zeltnera muehlenbergii	Muehlenberg's centaury	yes

Pacific Gas and Electric Company

Pacific Gas and Electric Company
Vince Fazzi
Land Management

October 16, 2025

Pablo Guerrero
County of Lake
Community Development Department
Planning Division

Re: Major Use Permit PL-25-243
23071 Jerusalem Grade, Middletown, CA 95457; APNs 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, 013-015-57

Dear Pablo,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-243 received on October 8, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,

Vince Fazzi

Vince Fazzi
Land Management

23071 JERUSALEM GRADE, MIDDLETOWN, CA 95461

Actions

PL-25-243

Planning Application

View More

Details (/#/explore/records/219780/details) | Workflow (/#/explore/records/219780/530004) | Attachments 7 (/#/explore/records/219780/fil

Show Workflow

Active

Lake County Air Quality Management District

Became active 27 days ago

Assignee

LC Air Quality

Due Date

Add +

Messages

All Messages | Oldest to Newest

Friday, October 17th

LC **Air Quality** Public October 17, 2025 at 5:13 pm

As this project is under the Major Use Permit process, a Major Use Permit evaluation fee is required, and a CALEEMOD maintenance fee is required. The project should run CALEEMOD to determine air quality impacts for construction and operation of the facility. The MUP fee is $2,500.00 The CALEEMOD fee is $50.00. These fees are due immediately as part of the review process.

Should construction be approved and permits issued, indirect source fees are required for new construction and remodels. Fees include: $0.50 per sqft of new /remodeled building space.

Area source fees for unpaved parking spaces are $30.00 per each new parking space, or $10.00 for each new paved parking space.

Should grading be required, Fee is $44.00 per acre, plus a serpentine dust control plan is required as this project is in mapped serpentine. The fee for a serpentine dust plan is $375.00 if applied for more than 30 days in advance. If less than 30 days in advance of needing the plan, an additional late application fee of $188.00 is added.

Dust controls, both for construction and long term operation are required. Asphaltic paving or alternative durable surfacing/dust control measures are recommended, and chip seal or paving should be required for higher volumes of traffic levels.

Contact the District should any generator be proposed to be utilized for operations of the site.

Air Emissions control systems may require permits. Details are required related to building ventilation, venting to outside air, and air filtration equipment. Please provide clear copies of the ventilation plans for review. The filter media details are good, but the layout and potential for ventilation to outside air is not clear.

Should an existing building require remodel/renovation/demolition an asbestos survey and notification is required. Contact the District for details.

Additional comments and requirements may be forthcoming upon receipt of the additional project description details, building ventilation plans, and CALEEMOD results.

internal public

PA

Send Internal Message

Pablo Guerrero

From: Lori Baca
Sent: Wednesday, October 8, 2025 11:40 AM
To: Pablo Guerrero
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Pablo,

The parcel is outside of Special Districts service area, no comment 😊

Lori A. Baca
Utility Systems Compliance Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

Pablo Guerrero
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37117
Fax: (707) 263-2225
Email: pablo.guerrero@lakecountyca.gov

Pablo Guerrero

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Thursday, November 13, 2025 4:18 PM
To: Pablo Guerrero
Subject: [EXTERNAL] RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Good afternoon,
Apologies for my delay in response! No further conditions from us. Will I be notified when the project is approved so that I can reach out to the applicants to request the required updates?

Janae Fried
Engineering Geologist

R5 CENTRAL VALLEY - REDDING
Cannabis Regulation and Enforcement Unit (CREU)

Email: Janae.Fried@Waterboards.ca.gov
Phone: +1 (530) 224-3291

Regional Water Quality Control Boards
364 Knollcrest Drive, Suite 205, Redding CA 96002
Website: www.waterboards.ca.gov

Follow: X | YouTube | Facebook | LinkedIn

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Tuesday, November 4, 2025 3:17 PM
To: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Thank you for confirming the current enrollment status for East Side Farms (WDID 5S17CC420586).

The discrepancy between the currently enrolled cultivation area (73,000 sq ft) and the cultivation area in the Property Management Plan (119,146 sq ft) exists because this project is under CEQA review for a proposed expansion.

The Property Management Plan describes the proposed future condition if the expansion is approved by Lake County. The Cannabis General Order enrollment, Site Management Plan, and Nitrogen Management Plan will be updated to reflect the approved expansion after the project receives CEQA clearance and Major Use Permit approval from the Planning Commission.

Please provide any conditions or requirements (or none) that should be incorporated into the CEQA document/process to ensure future Water Board compliance upon project approval.

All the best,

Pablo Guerrero
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37117
Fax: (707) 263-2225
Email: pablo.guerrero@lakecountyca.gov
STAY CONNECTED:

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PRELIMINARY INFORMATION NOTICE: The information provided in this email represents an initial review based on current research. All determinations regarding project requirements, approvals, and compliance are subject to change and must be formally evaluated by an assigned planner or relevant agency upon project submittal. This preliminary information should not be relied upon as a final determination and does not constitute official planning approval.

From: Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>
Sent: Wednesday, October 22, 2025 9:52 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: [EXTERNAL] RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

PL-25-243 East Side Farms is enrolled in the Cannabis General Order as a Tier 2 Low Risk site under WDID 5S17CC420586; the site has been enrolled since 9/03/2019; East Side Farms is listed as the Operator and Ross Cunningham is listed as the Operator contact and Landowner. APNS include 013-015-390-000, 013-015-430-000, 013-015-360-000, 013-015-380-000, 013-015-400-000, and 013-015-570-000 (013-015-34 and 013-015-35 combined into 013-015-570-000 in 2023); All watercourses are labeled on the Site Maps; Cultivation Area covered under enrollment: 73,000 sq ft; Disturbed area covered: 122,500 sq ft; all past year's invoices have been paid; Annual Monitoring Reports have been submitted for the past 3 years.

- A Site Management Plan (SMP) was submitted for this site on 27 July 2020 and was updated on 18 May 2023, it appears the SMP needs to be updated again: the PMP submitted to the county lists three outdoor cultivation areas(parcels 013-015-43 and 013-015-40), the SMP lists two 30,000 sq ft cultivation areas on parcel 013-0015-43 but does not reference the 50,000 sq ft cultivation area on parcel 013-015-40
- Cultivation Area listed for the county (119,146 sq ft) does not match the cultivation area listed with the Water Boards (73, 000 sq ft); Disturbed Area likely needs to be increased as well.

I will be reaching out to the Dischargers in a separate email with directions on how to correct these issues and return to compliance.

Pablo Guerrero

From: Ryan Lewelling
Sent: Wednesday, October 15, 2025 11:52 AM
To: Pablo Guerrero
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

The Assessor's Office has no comment at this time.

Ryan Lewelling
Cadastral Mapping Specialist
Assessor-Recorder, County of Lake

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

Pablo Guerrero
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37117
Fax: (707) 263-2225
Email: pablo.guerrero@lakecountyca.gov
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23 October 2025

Pablo Guerrero
County of Lake
Department of Community Development
255 North Forbes Street
Lakeport, CA 95453
pablo.guerrero@lakecountyca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PL-25-243 AT 23071 JERUSALEM GRADE, MIDDLETOWN PROJECT, LAKE COUNTY

Pursuant to the County of Lake Department of Community Development's 8 October 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the PL-25-243 At 23071 Jerusalem Grade, Middletown Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Cannabis General Order

Cannabis cultivation operations are required to obtain coverage under the State Water Resources Control Board's *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order No. WQ 2023-0102-DWQ* (the Cannabis General Order). Cultivators that divert and store surface water (stream, lake, subterranean stream, etc.) to irrigate cannabis also need a valid water right.

The Water Boards Cannabis Cultivation Programs offer an easy to use online Portal for cultivators to apply for both Cannabis General Order coverage and a Cannabis Small Irrigation Use Registration (SIUR) water right, if needed. Visit the Water Boards Cannabis Cultivation Programs Portal at:
https://public2.waterboards.ca.gov/CGO

Additional information about the Cannabis General Order, Cannabis SIUR Program, and Portal can be found at: www.waterboards.ca.gov/cannabiswww.waterboards.ca.gov/cannabis.

For questions about the Cannabis General Order, please contact the Central Valley Water Board's Cannabis Permitting and Compliance Unit at: centralvalley.cannabis@waterboards.ca.gov or (530) 224-4845. For questions about Water Rights (Cannabis SIUR), please contact the State Water Board's Division of Water Rights at: CannabisReg@waterboards.ca.gov or (916) 319-9427.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality

Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter G. Minkel
Engineering Geologist

Pablo Guerrero

From: Davis, Colin W <cdavis@blm.gov>
Sent: Thursday, October 9, 2025 3:05 PM
To: Pablo Guerrero
Cc: Barnitz, Kathryn L; Ham, Sateur
Subject: Re: [EXTERNAL] Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Pablo,

The BLM Ukiah Field Office has no comment on this proposed development.

Thank you for allowing BLM the opportunity to comment on this permit application.

Colin W. Davis
Assistant Field Manager
Ukiah Field Office
2550 N State St, Unit 2
Ukiah, CA 95482
Cell: (707) 513-8456
Desk: (707) 468-4065

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: [EXTERNAL] Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

Pablo Guerrero

From: Pablo Guerrero
Sent: Tuesday, November 4, 2025 3:07 PM
To: 'Minkel, Peter G.@Waterboards'
Subject: RE: COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PL-25-243 AT 23071 JERUSALEM GRADE, MIDDLETOWN PROJECT, LAKE COUNTY

Hello,

Thank you for your comment. After reviewing the document, I have a few questions. Please clarify if the interpretation of each permit mentioned is incorrect.

Cannabis General Order - COMPLIANT:
The project has been enrolled under the Cannabis General Order since September 3, 2019 (WDID: 5S17CC420586). Site Management and Nitrogen Management Plans have been approved by the Central Valley Water Board.

Water Rights - NOT APPLICABLE:
The project uses only existing onsite groundwater wells. No surface water diversion or storage is proposed. Therefore, a Cannabis SIUR water right is not required.

Construction Storm Water General Permit - CLARIFICATION NEEDED:
There is proposed expansion (new cultivation area, processing building, and greenhouse in the property management plan). Does this project require coverage under the Construction General Permit? If so, does the Storm Water Management Plan included in the Property Management Plan satisfy SWPPP requirements, or must a separate SWPPP be prepared?

Clean Water Act Sections 404 & 401 - NOT APPLICABLE:
Per the Biological Resources Assessment (Pinecrest Research Corporation, July 2024), no jurisdictional wetlands are present, and all cultivation areas maintain 100-foot setbacks from surface waterbodies. No discharge of dredged or fill material into navigable waters or wetlands is proposed.

Other Permits - NOT APPLICABLE:
The following permits do not apply to this project:

Waste Discharge Requirements (no discharge to waters of the State)
Dewatering Permits (no dewatering activities)
NPDES Permits (no waste discharge to surface waters)

All irrigation uses drip/micro-spray systems designed to prevent runoff, and stormwater is managed through vegetative buffers, erosion control measures, and maintained setbacks per the approved Site Management Plan.

If you can please confirm whether the Construction General Permit applies or if the current Storm Water Management Plan is sufficient.

All the best,

23071 JERUSALEM GRADE, MIDDLETOWN, CA 95461

Applicant
Ross Cunningham

Expiration Date
Add +

Project
16 - Major Use Per...
Edit Project

Actions

PL-25-243

Planning Application

Record Status
Active

Details (/#/explore/records/219780/details) | Workflow (/#/explore/records/219780/530004) | Attachments 7 (/#/explore/records/219780/fil

View By | Edit Workflow

*Complete Ti... Completed Oc... PA

Send Age... In Progress PA

Bureau of Lan... In Progress SA

Caltrans In Progress

CDFW In Progress KY

Departme... Completed Oc... DA

Environmenta... In Progress

Fire District R... In Progress PA

Lake Cou... In Progress LC

Lake County ... In Progress RY

Lake County ... Completed Oc... JA

Lake County ... In Progress KA

Lake County ... In Progress MI

Lake County ... Completed Oc... TO

Lake Cou... Completed Oc...

Receive Agen... Review

Messages

All Messages | Oldest to Newest

Thursday, October 9th

DA **David Bingham** October 9, 2025 at 12:16 pm
Public

The Department of Public Works has no permit requirements. The project accesses a portion of Jerusalem Grade that is beyond the County maintained limits.

internal public

PA

Send Internal Message

Step Activity

David Bingham approved this step

OpenGov system assigned this step to David Bingham

OpenGov system activated this step

23071 JERUSALEM GRADE, MIDDLETOWN, CA 95461

Actions

PL-25-243

Planning Application

View More

Details (/#/explore/records/219780/details) | Workflow (/#/explore/records/219780/530004) | Attachments 7 (/#/explore/records/219780/fil

Show Workflow

Completed

Lake County Tax Collector

Complete

Assignee

TO Torin Stein

Due Date

Add +

Messages

All Messages | Oldest to Newest

internal public

PA

Send Internal Message

Step Activity

Torin Stein approved this step	Oct 8, 2025 at 10:38 am
OpenGov system assigned this step to Torin Stein	Oct 8, 2025 at 9:53 am
OpenGov system activated this step	Oct 8, 2025 at 9:53 am

Pablo Guerrero

From: Vance Ricks
Sent: Wednesday, October 8, 2025 11:01 AM
To: Pablo Guerrero
Cc: Cara Salmon
Subject: RE: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Follow Up Flag: Follow up
Flag Status: Flagged

Site plans are not dated or signed by engineer.

Also, the use of "Approx. Property Line" is not acceptable for setback purposes.

Vance

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Subject: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello,

Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.

All the best,

Pablo Guerrero
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37117
Fax: (707) 263-2225
Email: pablo.guerrero@lakecountyca.gov
STAY CONNECTED:

Pablo Guerrero

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Wednesday, October 8, 2025 3:11 PM
To: Pablo Guerrero
Subject: [EXTERNAL] Re: Request for Review for PL-25-243 At 23071 Jerusalem Grade, Middletown

Hello Pablo,

Thank you for your request. We have added it to our queue and we will be in touch if any questions arise. Please contact us via email (nwic@sonoma.edu) or at 707.588.8455 if you need to follow-up regarding this request.

Your record search has been assigned NWIC File#: 25-0592

Thanks,
Ryan Reynolds

Northwest Information Center
1400 Valley House Drive, Suite 210, Rohnert Park, CA 94928
T: (707) 588-8455
nwic@sonoma.edu
www.nwic.sonoma.edu

On Wed, Oct 8, 2025 at 9:57 AM Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov> wrote:

> Hello,
>
> Please advise the Planning Division if any additional information is needed, if any permits are required from your agency, and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. **Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than October 23, 2025.** Please email your comments to Pablo.Guerrero@lakecountyca.gov or via mail to the Community Development Department, Planning Division, at 255 North Forbes Street, Lakeport, CA 95453. If we do not receive a response within 15 days, we will proceed with the environmental review process. Thank you and we look forward to your response.
>
> All the best,

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

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

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

October 23, 2025 File No.: 25-0592

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

re: PL-25-243 / KEY APN: 013-015-36 at 23071 Jerusalem Grade, Middletown / East Side Farms, Inc

Dear Pablo Guerrero,

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:
East Side Farms, Inc. proposes to expand an existing commercial cannabis cultivation operation on the Project Parcels. The applicant currently operates an A-Type 3 "Medium Outdoor" Cultivation under Major Use Permit UP 19-43 and Commercial Cannabis Cultivation License CCL20-0001616. The proposed expansion would utilize the parcels: 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43, and 013-015-57 (totaling 35 acres). It would add three A-Type 1C License Types to the existing A-Type 3, with a total combined aggregate cannabis canopy of 50,560 square feet within outdoor cultivation area totaling 119,146 square feet.

Previous Studies:
XX Study #52986 (Parker 2019), covering a portion of the proposed project area, identified but did not record one or more cultural resources *(see recommendation below)*.

Archaeological and Native American Resources Recommendations:
XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended for the portions of the proposed project area that were not included in Study #52986 prior to project activities.

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,

Dana Richards
Researcher

Docusign Envelope ID: 80FDA66A-AE21-4312-92FE-9767BE091516

YOCHA DEHE
CULTURAL RESOURCES

October 31, 2025

Lake County – Community Development Department
Attn: Pablo Guerrero, Assistant Planner
255 N. Forbes St.
Lakeport, CA 95453

RE: 23071 Jerusalem Grade Middletown Cannabis Project YD-CAN-10102025-01

Dear Mr. Guerrero:

Thank you for your project notification dated, October 7, 2025, regarding cultural information on or near the proposed 23071 Jerusalem Grade Middletown Cannabis Project. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectively decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Middletown Rancheria
Attn: Michael Riviera
PO Box 1035
Middletown, CA 95461

Please refer to identification number YD – CAN – 10102025-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Signed by:
Yvonne Perkins
8DD0BD089ED6438...
Tribal Historic Preservation Officer

cc: Middletown Rancheria

HABEMATOLEL POMO
CULTURAL RESOURCES

October 17, 2025

County of Lake, Community Development Department
Attn: Pablo Guerrero, Assistant Planner
255 N. Forbes Street
Lakeport, CA 95453
E: pablo.guerrero@lakecountyca.gov

RE: PL-25-243 East Side Farms Project, HP-20251007-01

Dear Pablo Guerrero:

Thank you for your project notification letter dated October 7, 2025, regarding cultural information on or near the proposed 23071 Jerusalem Grade, Middletown, Lake County. We appreciate your effort to contact us.

The Cultural Resources THPO Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectively decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Middletown Rancheria of Pomo Indians
Michael Rivera Jr., THPO
PO Box 1035 (Physical Address: 22223 Hwy 29)
Middletown, CA 95461-1035
Tel: 707-987-1315
Fax: 707-987-9091
Email: THPO@middletownrancheria.com
Email: mlrivera@middletownrancheria.com

Please refer to identification number HP-20251007-01 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Robert Geary
Tribal Historic Preservation Officer

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

10/08/2025

Pablo Guerrero
County of Lake
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Via Email: pablo.guerrero@lakecountyca.gov

Re: PL-25-243 at 23071 Jerusalem Grade, Middletown

Dear Pablo,

The Middletown Rancheria of Pomo Indians of California ("Tribe" or "Middletown Rancheria") is in receipt of your notification letter dated October 7th, 2025 and attached to this email regarding the referenced project(s) in the subject line of this email correspondence. Middletown Rancheria is a Sovereign Tribal Nation comprised of several triblets, including Lake Miwok, Pomo, Wappo and Wintun. The natural ancestral boundaries of our aboriginal lands are determined by our Lake Miwok language.

Our Tribal Historic Preservation Office has reviewed the project notification and concluded that it is within Middletown Rancheria's Area of Concern (AOC). Therefore, we respectfully request additional information regarding the project – details including, but not limited to, any surveys and reports, such as cultural resources reports and geotech reports, grading plans, site plans, scope of work, dates and timelines of project activities, etc.

Furthermore, we would like to request a tribal consultation regarding this project.

This correspondence does not purport the entire position of the Tribe and is without prejudice to any rights and remedies of the Tribe, all of which are expressly reserved.

Please contact me at your earliest convenience to schedule a meeting and/or if you have questions and/or concerns. Please reference **THPD File Number {25-10-008}**.

Thank you,

Shane O'Riordan
Admin. & Projects Coordinator
Signed on behalf of,
Michael Rivera, Tribal Council Representative and THPO

Phone: (707) 987-1315 *Email: THPO@middletownrancheria.com*

Pablo Guerrero

From: Shane O'Riordan <soriordan@middletownrancheria.com>
Sent: Wednesday, October 8, 2025 12:26 PM
To: Pablo Guerrero
Cc: Michael Rivera
Subject: [EXTERNAL] Re: AB 52 for PL-25-243 at 23071 Jerusalem Grade, Middletown
Attachments: County of Lake - PL-25-243 at 23071 Jerusalem Grade, Middletown.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Pablo,

Thank you for reaching out to us regarding the above proposed project. After reviewing the scope of work, The Middletown Rancheria Tribal Historic Preservation Department has determined the project to be located within our ancestral area of concern and would like to initiate consultation. Please let us know when you have a chance when you and your team will be available for a meeting. Please see attached for the official response letter.

Thank you,

Shane O'Riordan
Middletown Rancheria
Admin & Projects Coordinator
Tribal Historic Preservation Department
PO Box 1035 Middletown, CA 95461
Office: *(707) 987-1315*
Cell: *(415) 408-8460*
Email: ***soriordan@middletownrancheria.com***

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Pablo Guerrero

From: THPO <thpo@big-valley.net>
Sent: Wednesday, October 8, 2025 10:06 AM
To: Pablo Guerrero
Cc: Sarah Ryan; Grace Martinez
Subject: [EXTERNAL] Re: AB 52 for PL-25-243 at 23071 Jerusalem Grade, Middletown

Hello Mr Pablo Guerrero,
As this proposed project is located outside of the Aboriginal Boundary of the Big Valley Band of Pomo Indians, we will not request Tribal Consultation.
Thank you,
Ron Montez Sr.
THPO
Big Valley Band of Pomo Indians
2726 Mission Rancheria
Road, Lakeport, CA.
95453
thpo@big-valley.net
541-570-5799 cell

Get Outlook for iOS

From: Vivian McCloud <vmccloud@big-valley.net>
Sent: Tuesday, October 7, 2025 4:56:22 PM
To: BusinessCommittee <BC@big-valley.net>; Sarah Ryan <sryan@big-valley.net>; THPO <thpo@big-valley.net>
Subject: FW: AB 52 for PL-25-243 at 23071 Jerusalem Grade, Middletown

Received this.

Vivian McCloud
Tribal Secretary
Big Valley Band of Pomo Indians
2726 Mission Rancheria Rd.
Lakeport, Ca 95453
Office: 707-263-3924 ext. 109
Cell: 707-533-9024

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Tuesday, October 7, 2025 4:42 PM