

MOMBACHO MOUNTAIN ORGANICS
PROPERTY MANAGEMENT PLAN



Project Location
9261 Wildcat Road
Kelseyville, CA 95451

Project Property/Parcels
Lake County APNs 011-044-17 & 011-044-18

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A – Project Description

B – Site Plans

C – Commercial Cannabis Cultivation Major Use Permit Application

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I – Storm Water Management Plan

J – Water Use Management Plan

K – Site Photos

PROJECT DESCRIPTION

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California (Lake County APNs 011-044-17 and 011-044-18), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO is also applying for an Early Activation of Use Permit for an existing/legacy 75’ X 125’ (9,375 ft²) outdoor cultivation/canopy area, and for Self-Distribution.

MMO is owned and operated by Daniel “Dan” Westphal and Kathy McGuire, who are also the owners of the Project Property/Parcels. MMO’s proposed cultivation operation will be composted of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24’ X 96’ (2,304 ft²) immature plant area (proposed greenhouse), a 50’ X 50’ (2,500 ft²) Processing Facility (proposed metal building), and a 20’ X 20’ (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport). The Project Property has been enrolled for coverage under the State Water Resources Control Board’s Cannabis General Order as a Tier 2 Low Risk Discharger since February 19th, 2019 (WDID: 5S17CC408820).

The Project Property is located just north of Mt Hannah, within the Cole Creek Watershed (HUC 12), and approximately 6 miles southeast of Kelseyville, CA. An unnamed intermittent Class II watercourse and tributary to Cole Creek, flows from southwest to northeast through the southeastern corner of the Project Property. The Project Property and proposed cultivation operation are accessed via a private gravel access road/driveway that runs from east to west through the Project Property, connecting Wildcat Road (east) and Mombacho Road (west). Metal gates control access to the private gravel access road and the Project Property from Wildcat Road and Mombacho Road.

The two parcel, 20-acre (combined/total), rural residential-zoned Project Property is currently improved with a groundwater well, a residence that discharges to a Lake County-permitted septic system, a horse arena/paddock, a 600 ft² wooden garage, a 400 ft² metal carport, and a 9,375 ft² existing/legacy outdoor cultivation area (previously used for Article 72 compliant collective medicinal cannabis cultivation). Current and past land uses of the Project Property are/were rural residential and animal grazing.

The proposed outdoor cultivation/canopy area will be enclosed with a 6-foot tall galvanized woven wire fences, covered with privacy screen where necessary to screen the cultivation area from public view. The growing medium of the proposed outdoor cultivation area will be a below grade amended native soil mixture in 4' wide X 4' long X 2' deep garden/planting beds, with drip and micro-spray irrigation systems. The proposed immature plant area will be composed of a 24' X 96' greenhouse made of steel frames with 6-mil polyethylene film coverings and polycarbonate covered end walls. The growing medium of the proposed immature plant area will be an imported organic soil mixture in plastic nursery pots, with drip and micro-spray irrigation systems. All water for MMO's proposed cultivation operation will come from an existing groundwater well located at Latitude 38.90131° and Longitude -122.75927°.

MMO is seeking to obtain a Type 13 Cannabis Distributor Transport Only, Self-Distribution license, so that they may transport cannabis from their cultivation operation to licensed cannabis distribution and manufacturing facilities throughout the State of California. MMO will utilize an unmarked, registered, and insured enclosed trailer to transport cannabis from their cultivation operation. MMO's distribution trailer will only travel from the Project Property to the premises of licensed cannabis manufacturing and distribution facilities, and back to the Project Property. The trailer will be locked and secured whenever it is not being loaded or unloaded by MMO personnel, and it will never be left unattended while transporting cannabis. MMO will adhere to the reporting requirements of the California Cannabis Track-and-Trace system at all times, to record and report all cannabis transfers and movements.

Planting Timeline Schedule

If MMO is able to obtain an Early Activation of Use Permit for the existing/legacy 9,375 ft² outdoor cultivation/canopy area prior to April of 2020: they will begin planting the existing/legacy outdoor cultivation/canopy area on April 1st, 2020.

If MMO is able to obtain a Major Use Permit for their proposed cultivation operation prior to August of 2020: they will begin developing the proposed cultivation operation in September of 2020, and will begin planting the proposed 2,304 ft² immature plant area on February 1st, 2021, and the proposed 43,200 ft² cultivation/canopy area and on April 1st, 2021.

If MMO is not able to obtain a Major Use Permit for their proposed cultivation operation prior to August of 2020: they will begin developing the proposed cultivation operation in April of 2021, and will begin planting the proposed 2,304 ft² immature plant area on May 1st, 2021, and the proposed 43,200 ft² cultivation/canopy area and on June 1st, 2021.

SITE PLANS AND MAPS

Sheet 1 – Location Map

Sheet 2 – Surrounding Area (Aerial Imagery) Map

Sheet 3 – Existing Conditions Site Plan

Sheet 4 – Proposed Conditions Site Plan

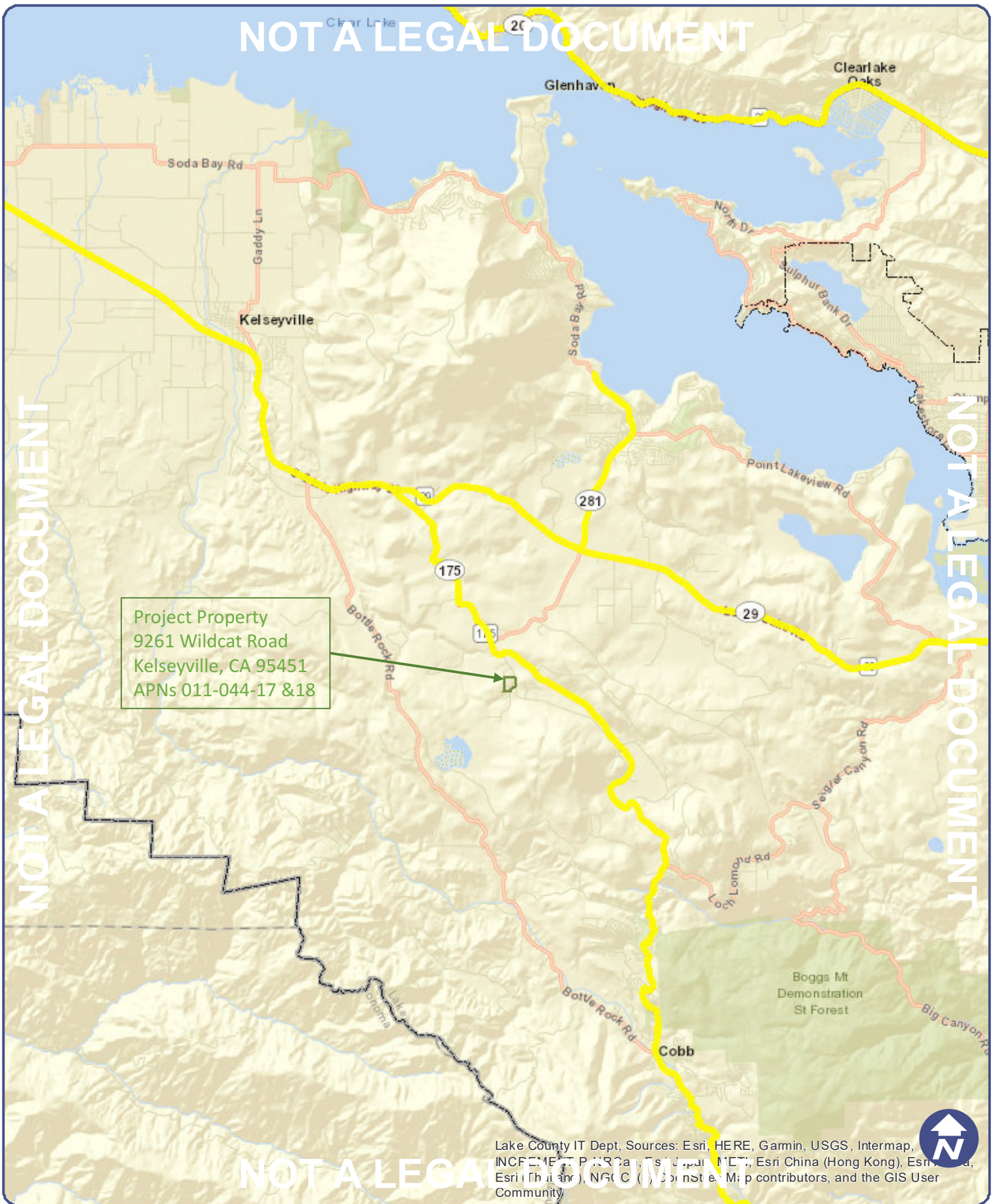
Sheet 5 – Cultivation Site Plan with Canopy

Sheet 6 – Security Site Plan

Sheet 7 – Erosion and Sediment Control Plan

Sheets 8 - 12 – Proposed Buildings Layouts and Elevations

NOT A LEGAL DOCUMENT



Lake County, CA

9261 Wildcat Road

Web AppBuilder for ArcGIS



All parcel boundaries are approximate. Discrepancies in acreage, 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.

Print Date: 12/6/2019



Lake County, CA

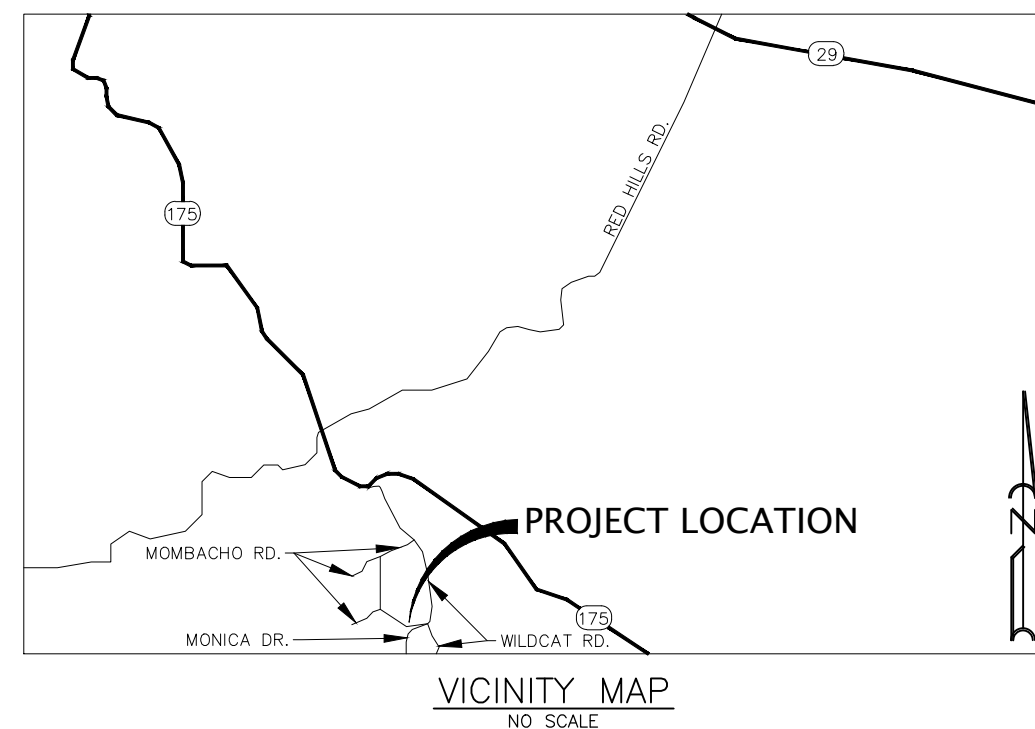
9261 Wildcat Road

built with Web AppBuilder for ArcGIS

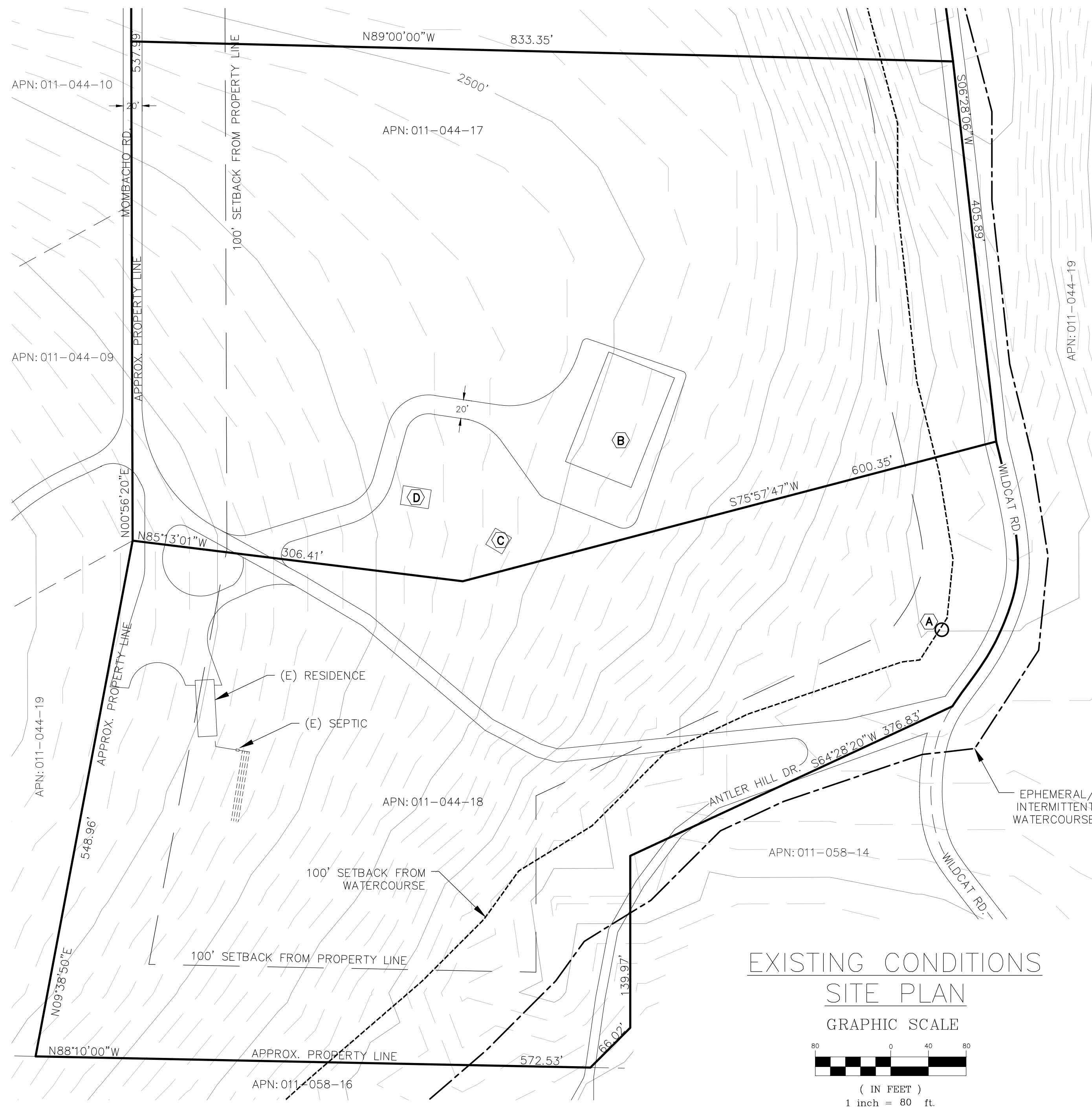


Print Date: 4/26/2019

All parcel boundaries are approximate. Discrepancies in acreage, 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.



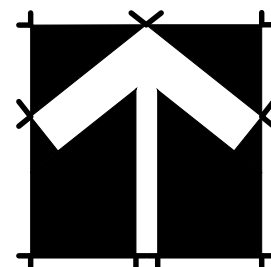
MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451 – LAKE COUNTY
APNS:011-044-17 & 011-044-18



- LEGEND:**
- | | |
|--------|--------------------------|
| | CONTOUR ELEVATION |
| | FENCE |
| | ASPHALT |
| | GRAVEL |
| | EARTH |
| | (E) POWER POLE |
| APN | ASSESSOR'S PARCEL NUMBER |
| APPROX | APPROXIMATE |
| DWY | DRIVEWAY |
| (E) | EXISTING |
| (P) | PROPOSED |
| RD | ROAD |
| SF | SQUARE FEET |

- NOTES:**
1. CONTOUR INTERVAL IS 5'
- (A) (E) GROUNDWATER WELL - LAT: 38.90131' ; LONG: -122.75927'
- (B) (E) 75'x125' LEGACY CULTIVATION AREA
- (C) (E) 20'x20' METAL CARPORT
- (D) (E) 30'x20' WOODEN GARAGE

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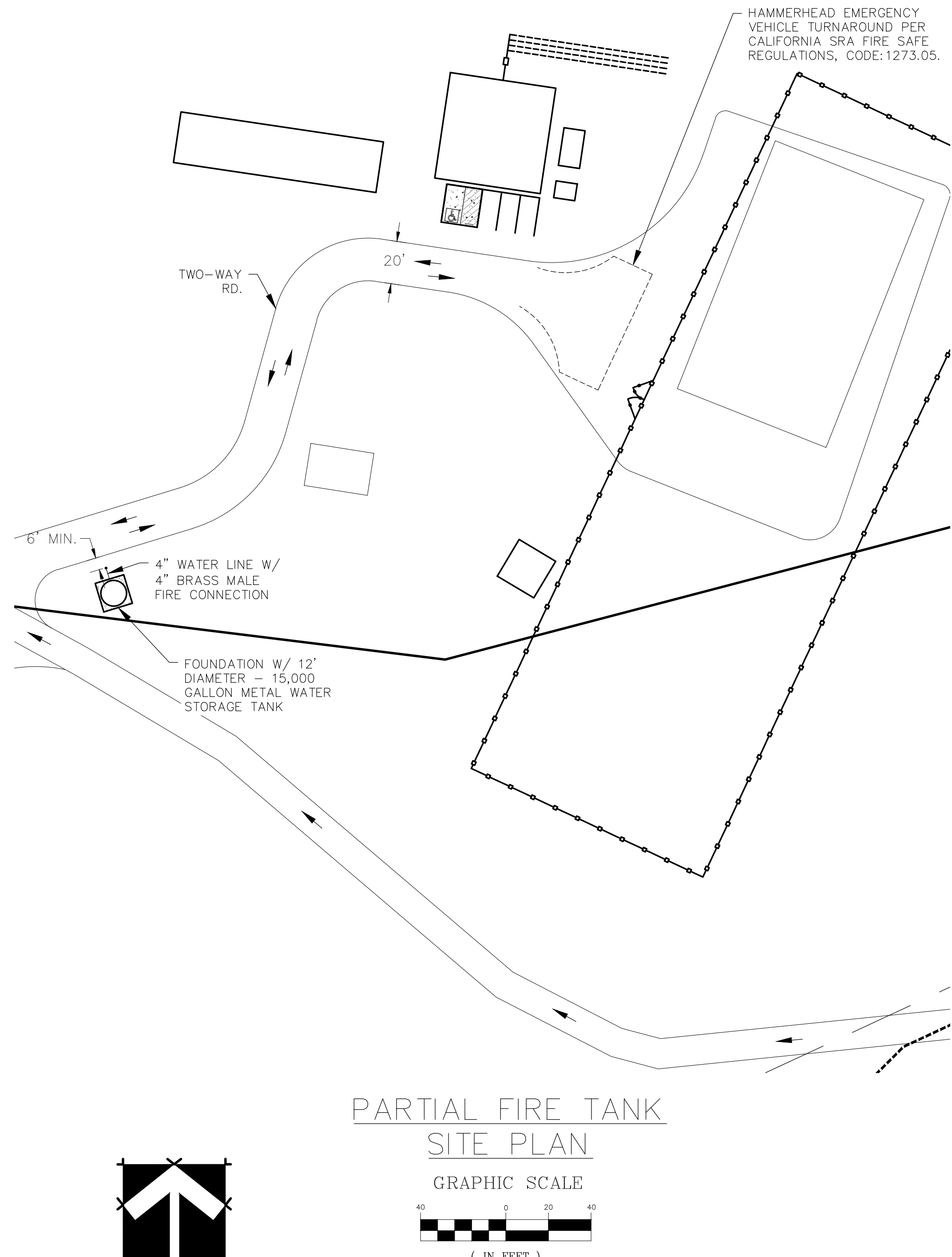
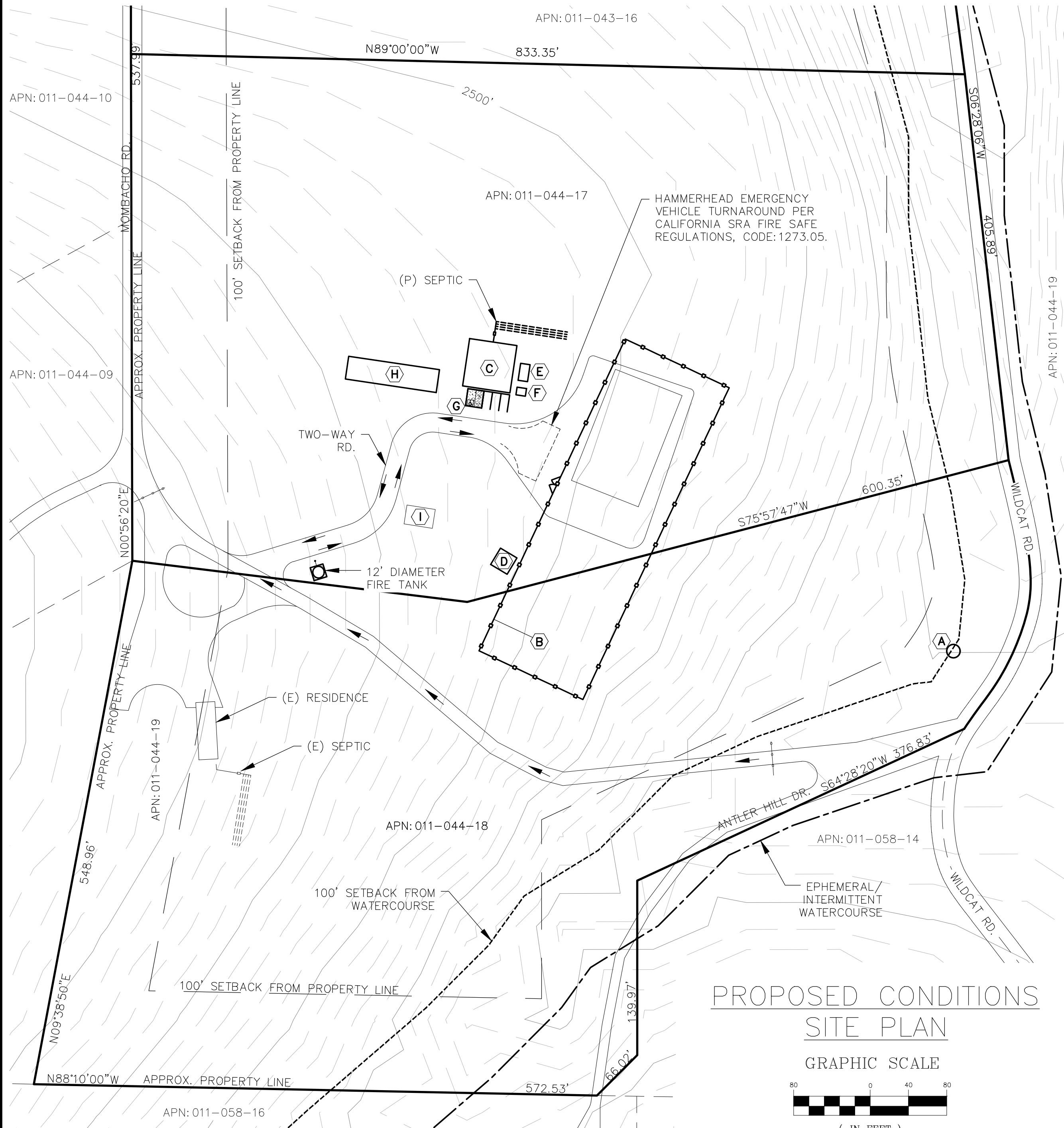
	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
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(E)	EXISTING
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RD	ROAD
SF	SQUARE FEET

1. CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL — LAT: 38.90131° ; LONG: -122.75927°
- (B) (P) 120'x360' OUTDOOR CULTIVATION/CANOPY AREA
- (C) (P) 50'x50' PROCESSING BUILDING
- (D) (E) 20'x20' METAL CARPORT / (P) AGRICULTURAL CHEMICALS STORAGE AREA
- (E) (P) COMPOSTING AREA
- (F) (P) DESIGNATED REFUSE AREA
- (G) (P) A.D.A. / EMPLOYEE PARKING
- (H) (P) 24'x96' GREENHOUSE — IMMATURE PLANT AREA
- (I) (E) 30'x20' WOODEN GARAGE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451 - LAKE COUNTY
APNS:011-044-17 & 011-044-18

- LEGEND:**
- 1530 CONTOUR ELEVATION
 - FENCE
 - ASPHALT
 - GRAVEL
 - EARTH
 - (E) POWER POLE
 - APN ASSESSOR'S PARCEL NUMBER
 - APPROX APPROXIMATE
 - DWY DRIVEWAY
 - (E) EXISTING
 - (P) PROPOSED
 - RD ROAD
 - SF SQUARE FEET
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- (G) (P) A.D.A. / EMPLOYEE PARKING
- (H) (P) 24'X96' GREENHOUSE - IMMATURE PLANT AREA

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. 6/30/19
CIVIL
STATE OF CALIFORNIA

FIRE MAP

MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451
LAKE COUNTY APNS:011-044-17 & 011-044-18

PLOTTED BY:

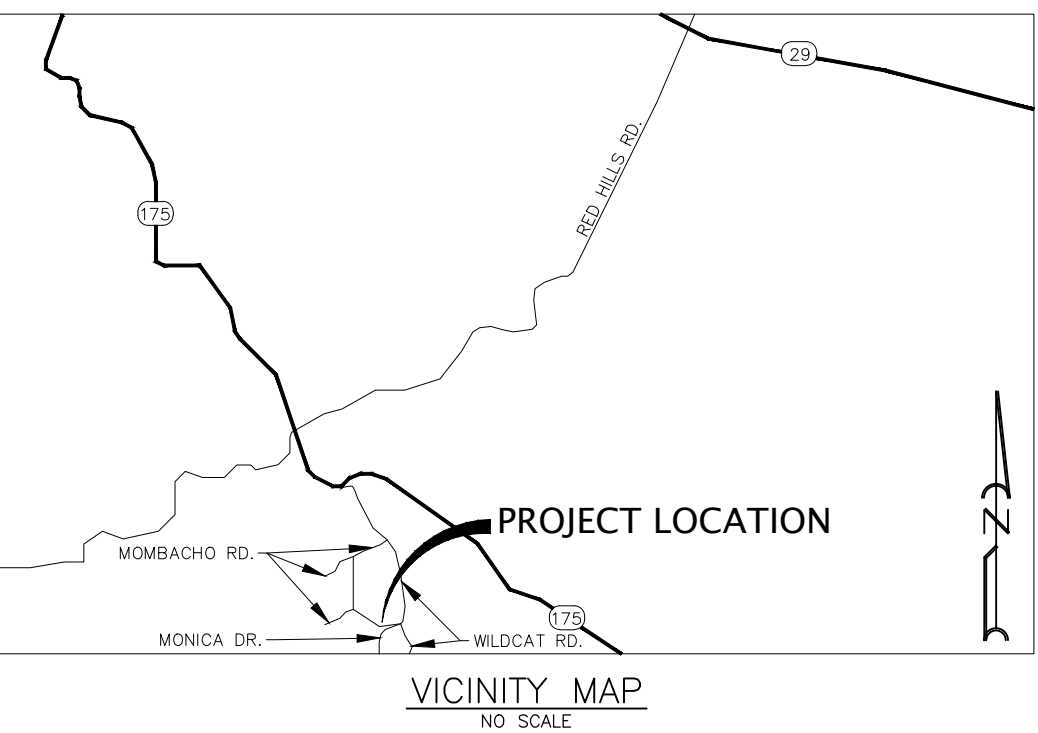
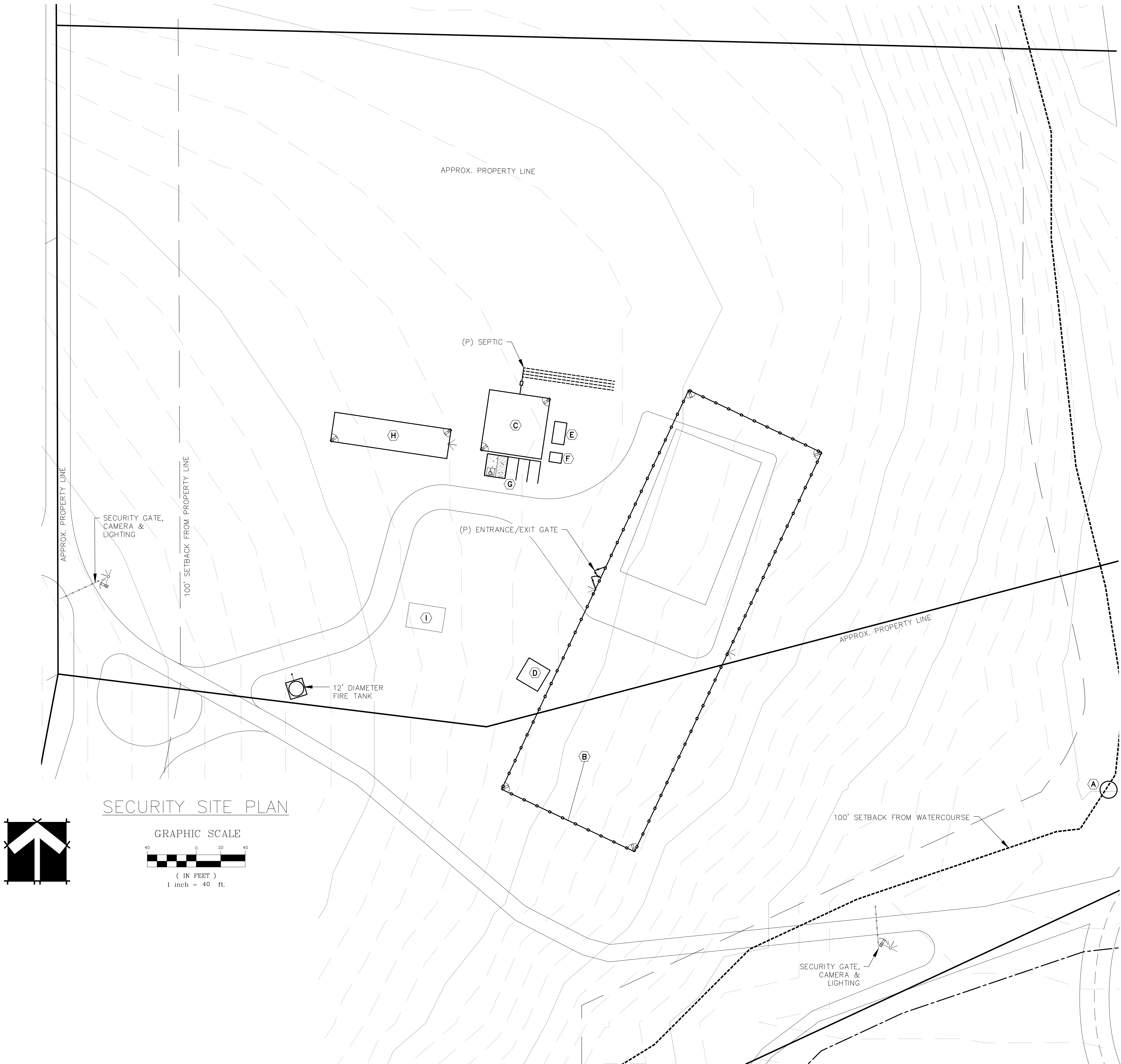
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12/02/19

SCALE OF DRAWING:
SEE PLAN

JOB NUMBER:

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MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451 - LAKE COUNTY
APNS:011-044-17 & 011-044-18

- LEGEND:**
- 1530 CONTOUR ELEVATION
 - FENCE
 - ASPHALT
 - GRAVEL
 - EARTH
 - EXISTING POWER POLE
 - (P) SECURITY LIGHTS
 - (P) SECURITY CAMERAS
 - APN ASSESSOR'S PARCEL NUMBER
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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. 6/30/19

CIVIL

STATE OF CALIFORNIA

SECURITY SITE PLAN

MOMBACHO MOUNTAIN ORGANICS

9261 WILDCAT RD.

KELSEYVILLE, CA 95451

LAKE COUNTY APNS: 011-044-17 & 011-044-18

PLOTTED BY:

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12/02/19

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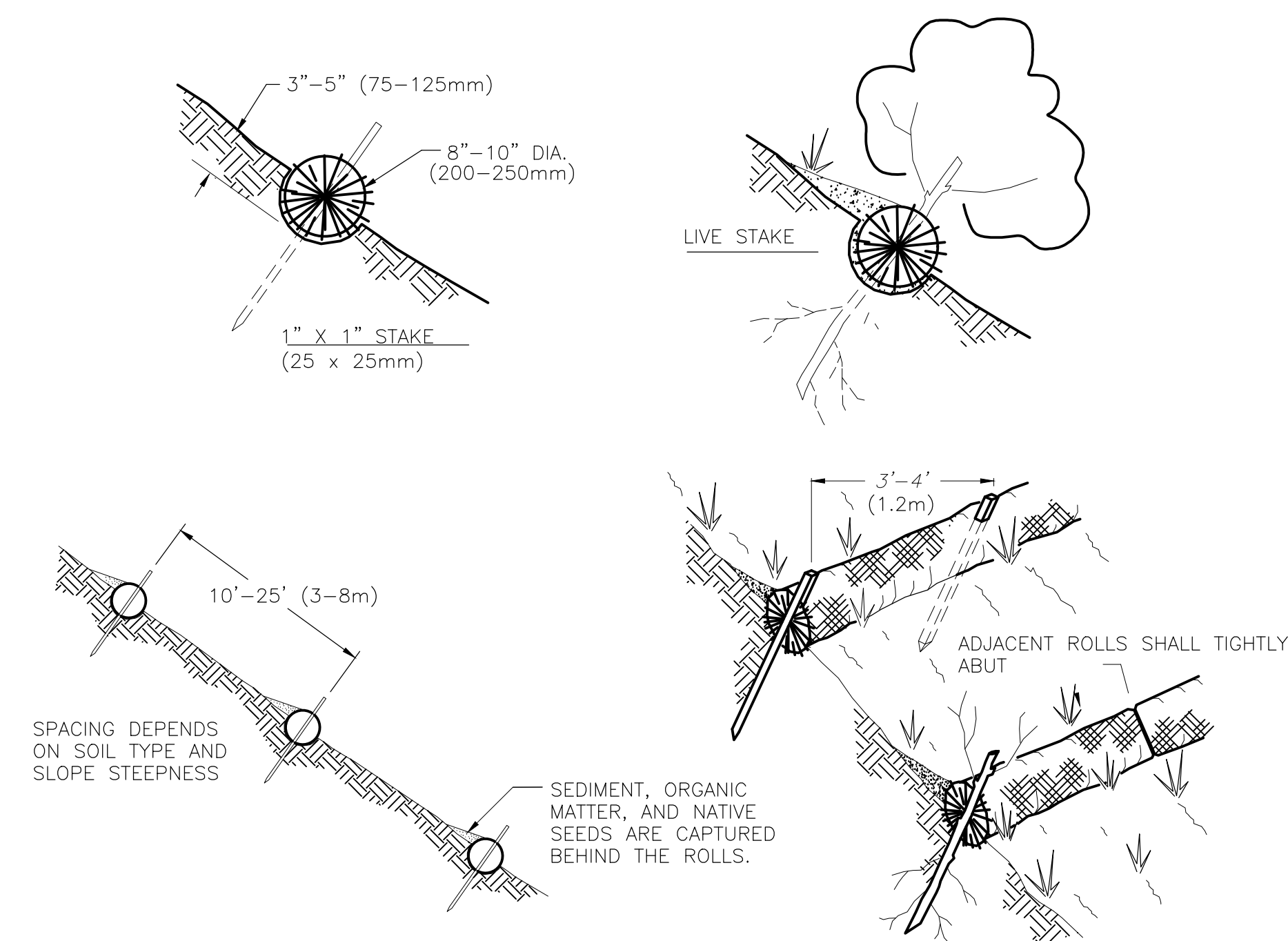
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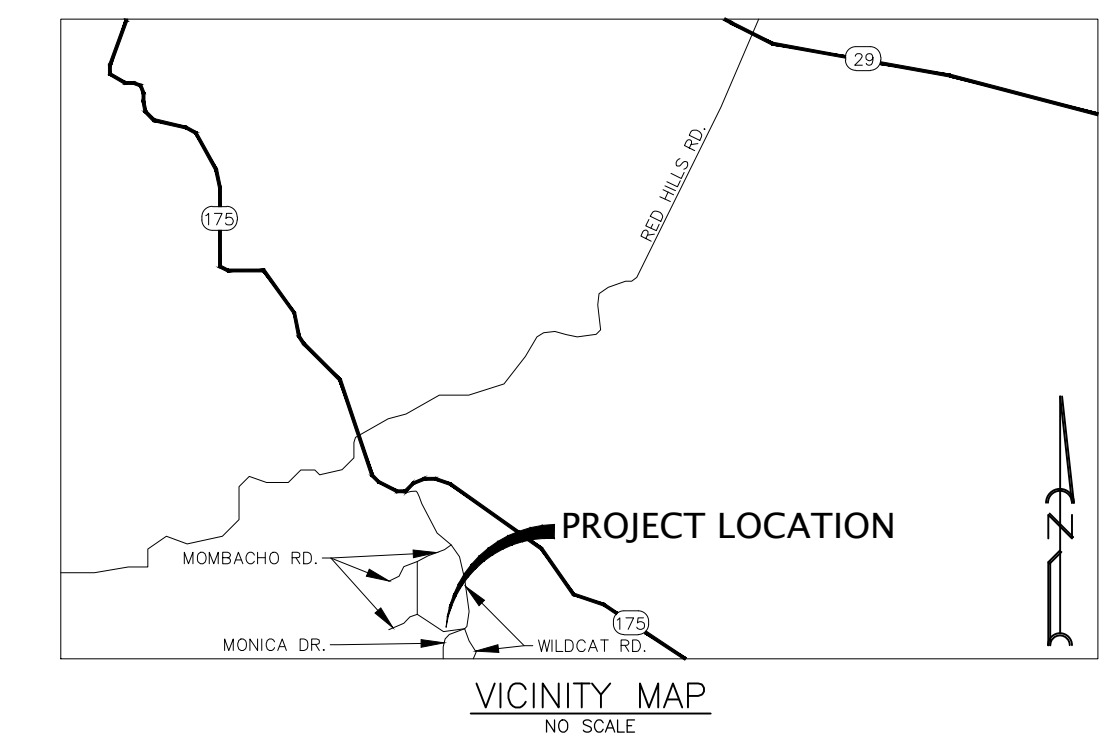
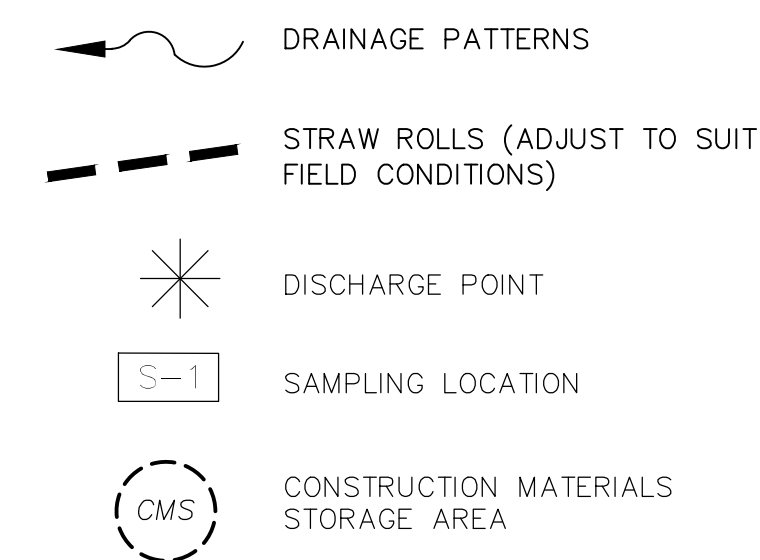
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NOTES:

STRAW ROLL DETAILS



MOMBACHO MOUNTAIN ORGANICS
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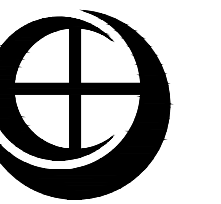
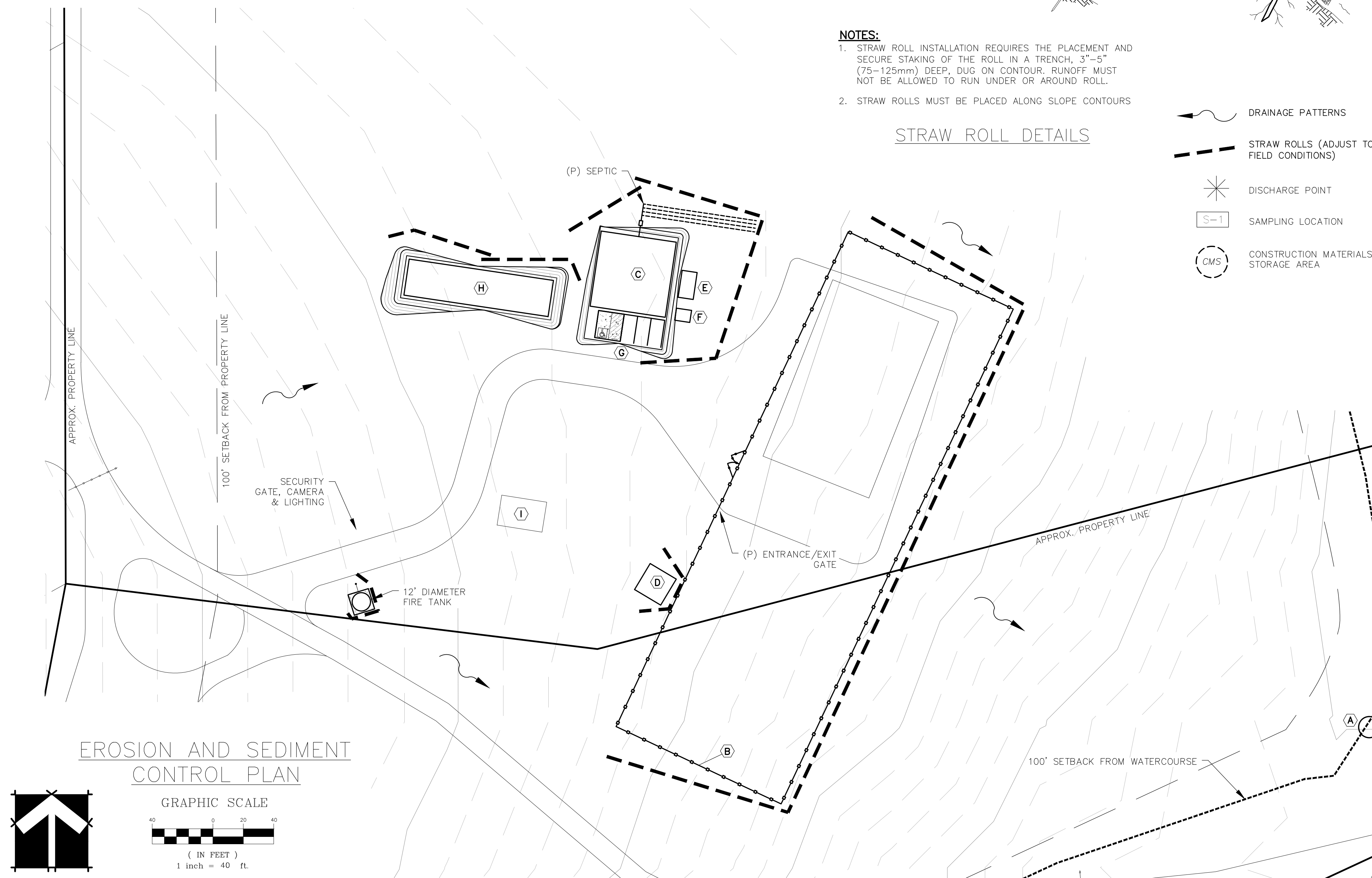
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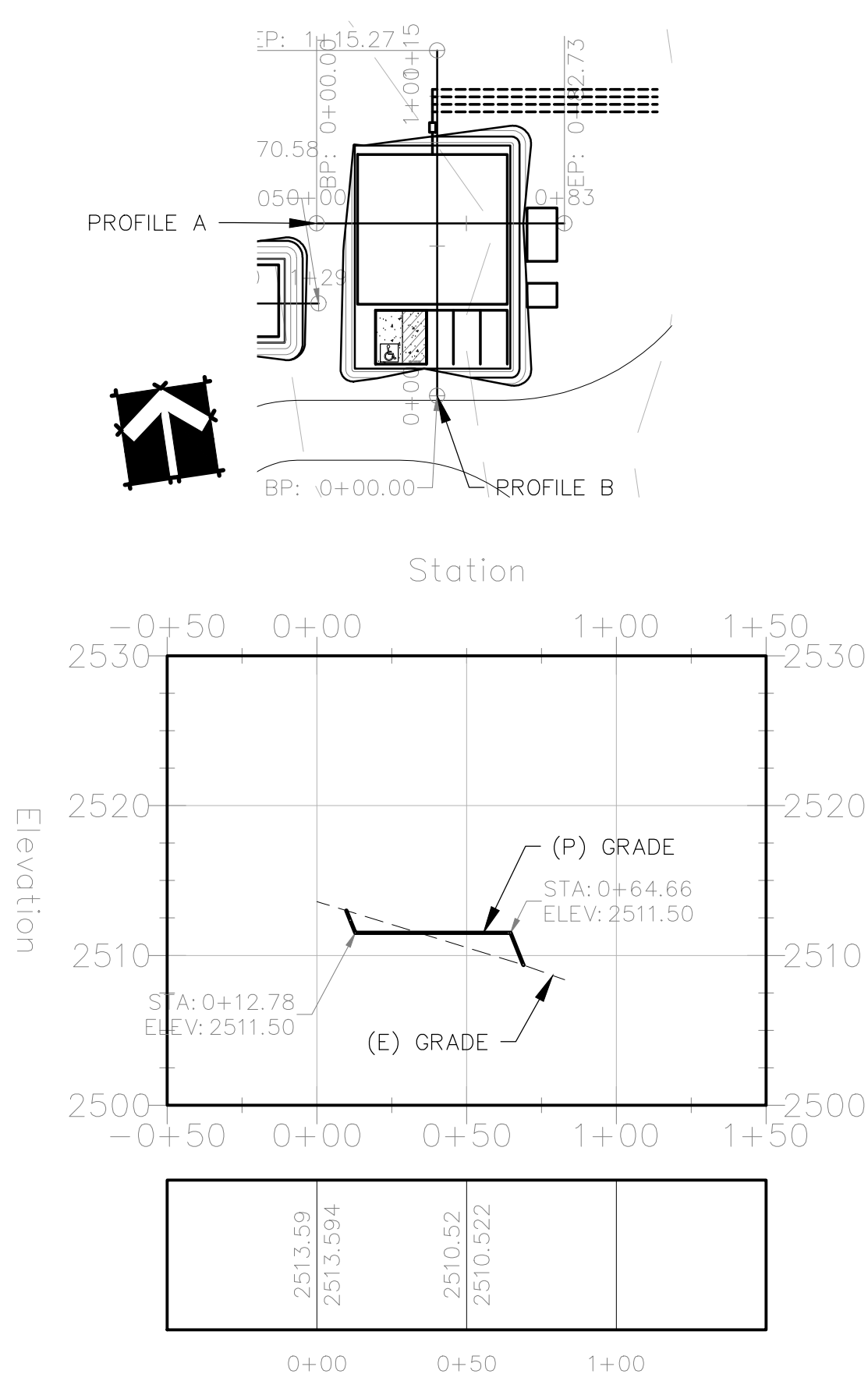
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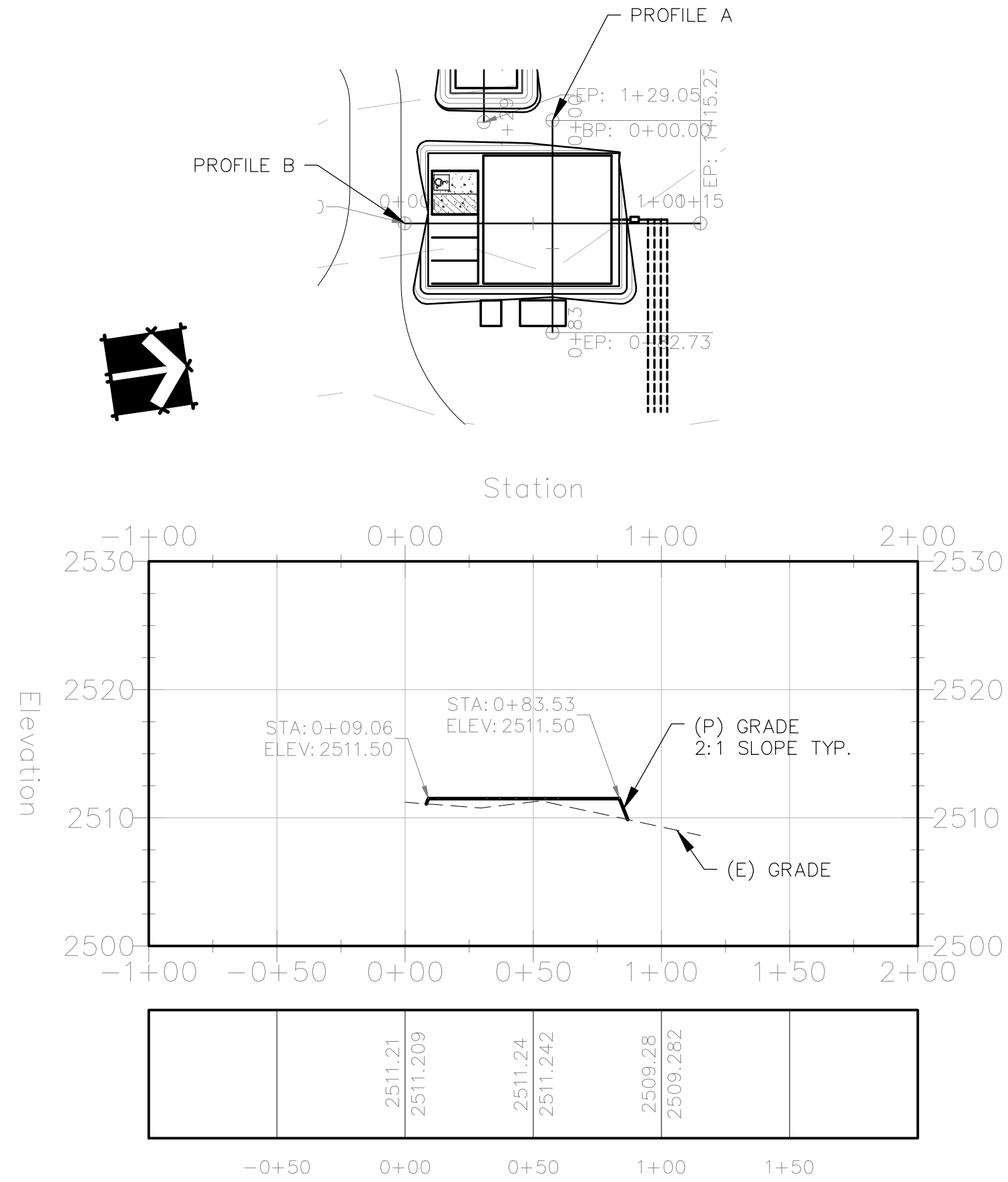
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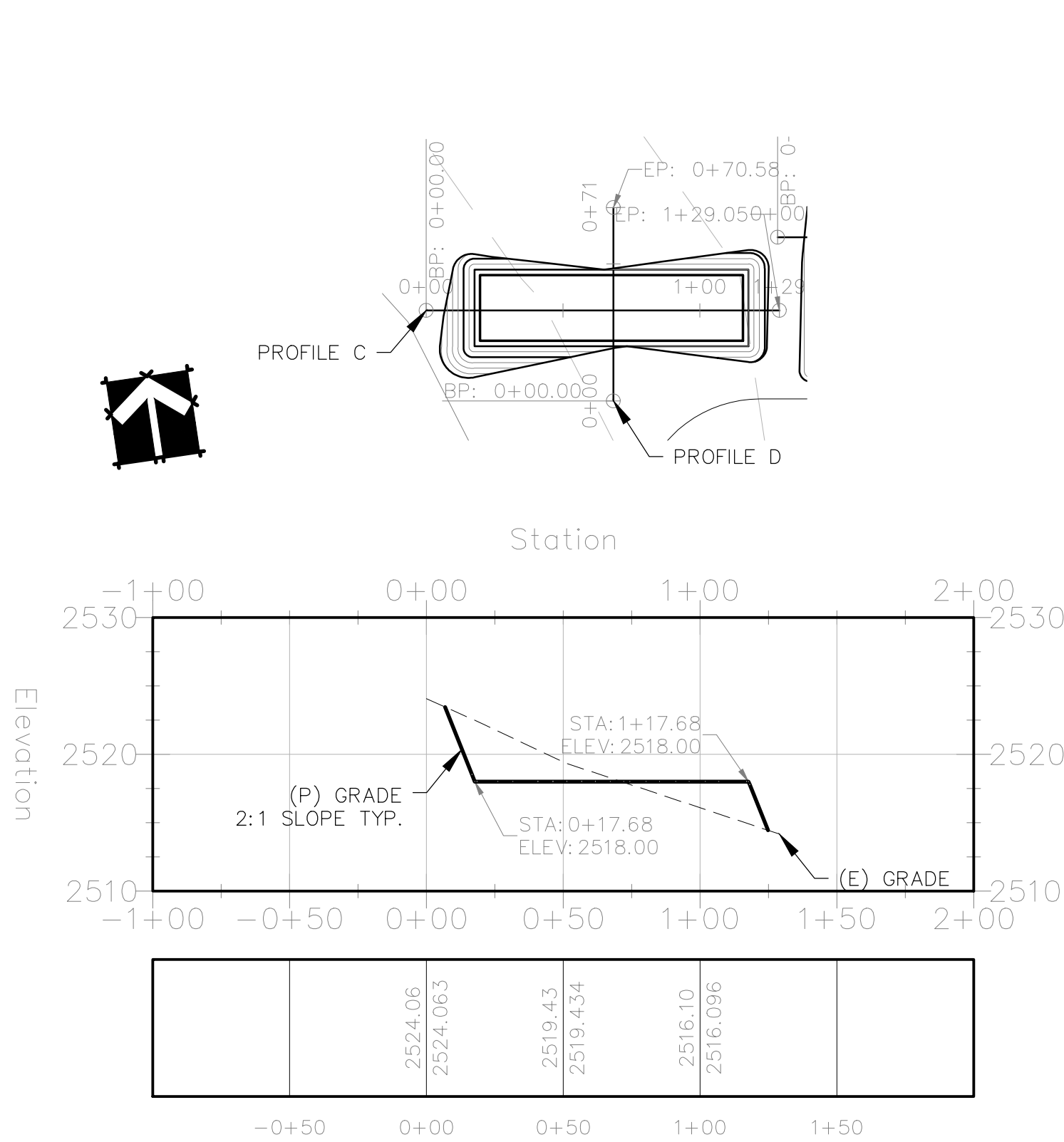




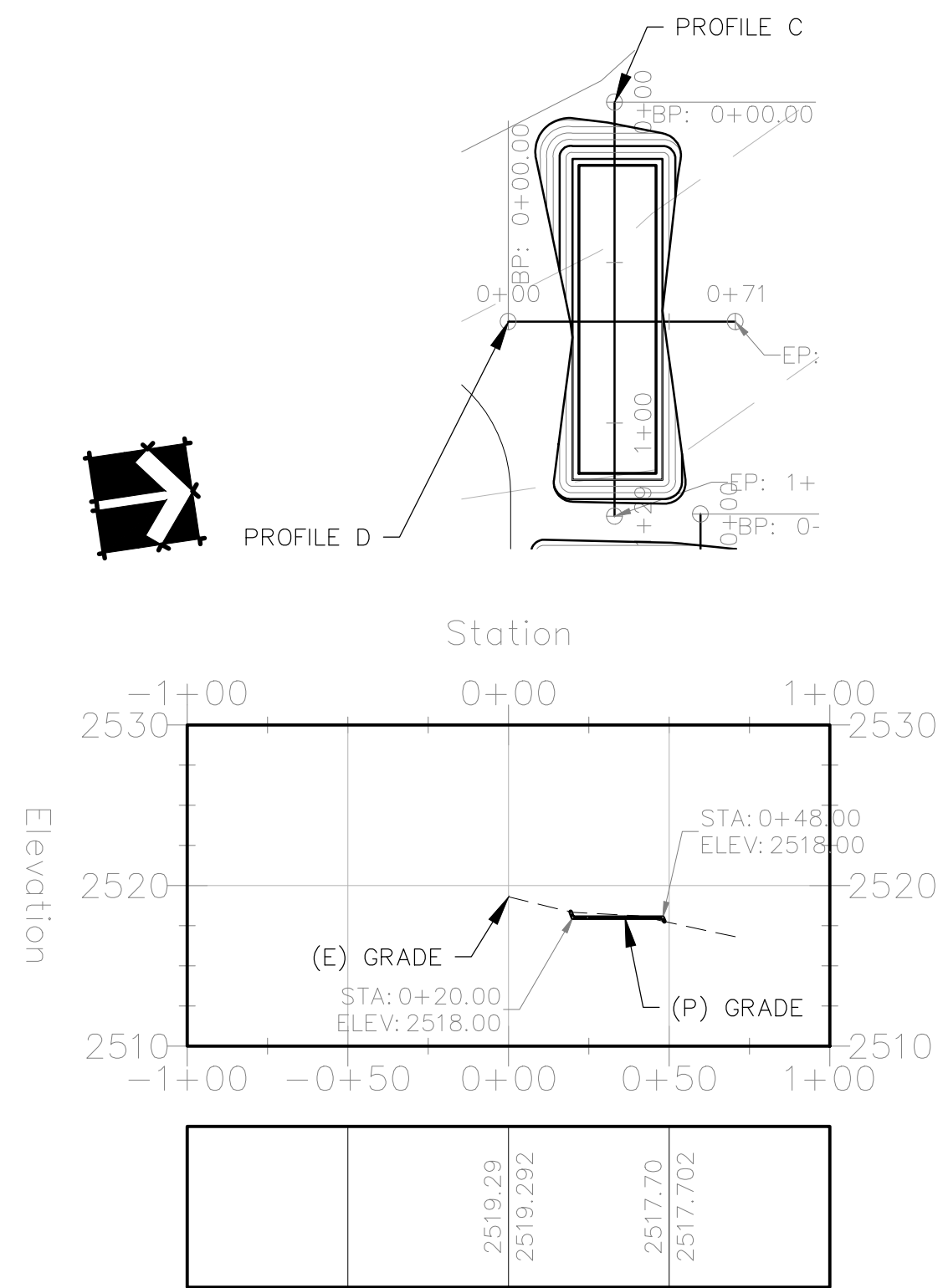
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - D
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

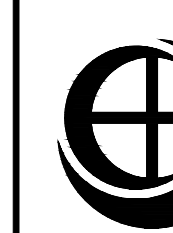
GRADING PLAN & PROFILES

GENERAL GRADING NOTES

- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT SLOPES IN EXCESS OF 2:1.
- FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR FILL SLOPES IN EXCESS OF 2:1.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION INCLUDING ROOTS, LOOSE FILL, TRASH AND OTHER DELETERIOUS MATERIALS. ANY HOLES OR VOIDS LEFT AFTER THE REMOVAL OF TREE ROOTS, SEPTIC TANKS, ABANDONED FOUNDATIONS, PIPE LINES OR THE LIKES SHALL BE FILLED AS SPECIFIED UNDER PLACEMENT OF FILL BELOW.
- FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% FOR ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.
- THE FACES OF ALL CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. WHERE NECESSARY, BERMS, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE UTILIZED FOR EROSION CONTROL.
- ALL GRADES SHALL BE STRAIGHT BETWEEN INDICATED POINTS WITH SMOOTH TRANSITIONS AT INDICATED POINTS.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO WORKING WITHIN THE COUNTY RIGHT OF WAY.
- GRADING WORK WILL BE DONE IN A MANNER TO PREVENT STORM DAMAGE TO PUBLIC OR PRIVATE PROPERTY OF OTHERS BY FLOODING, EROSION, DEBRIS OR ANY OTHER DAMAGE RESULTING FROM THE GRADING WORK.
- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

Revisions:

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CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA, 96001
530-526-7493



GRADING PLAN / PROFILES

PLOTTED BY:

DATE PLOTTED:

12/02/19

SCALE OF DRAWING:

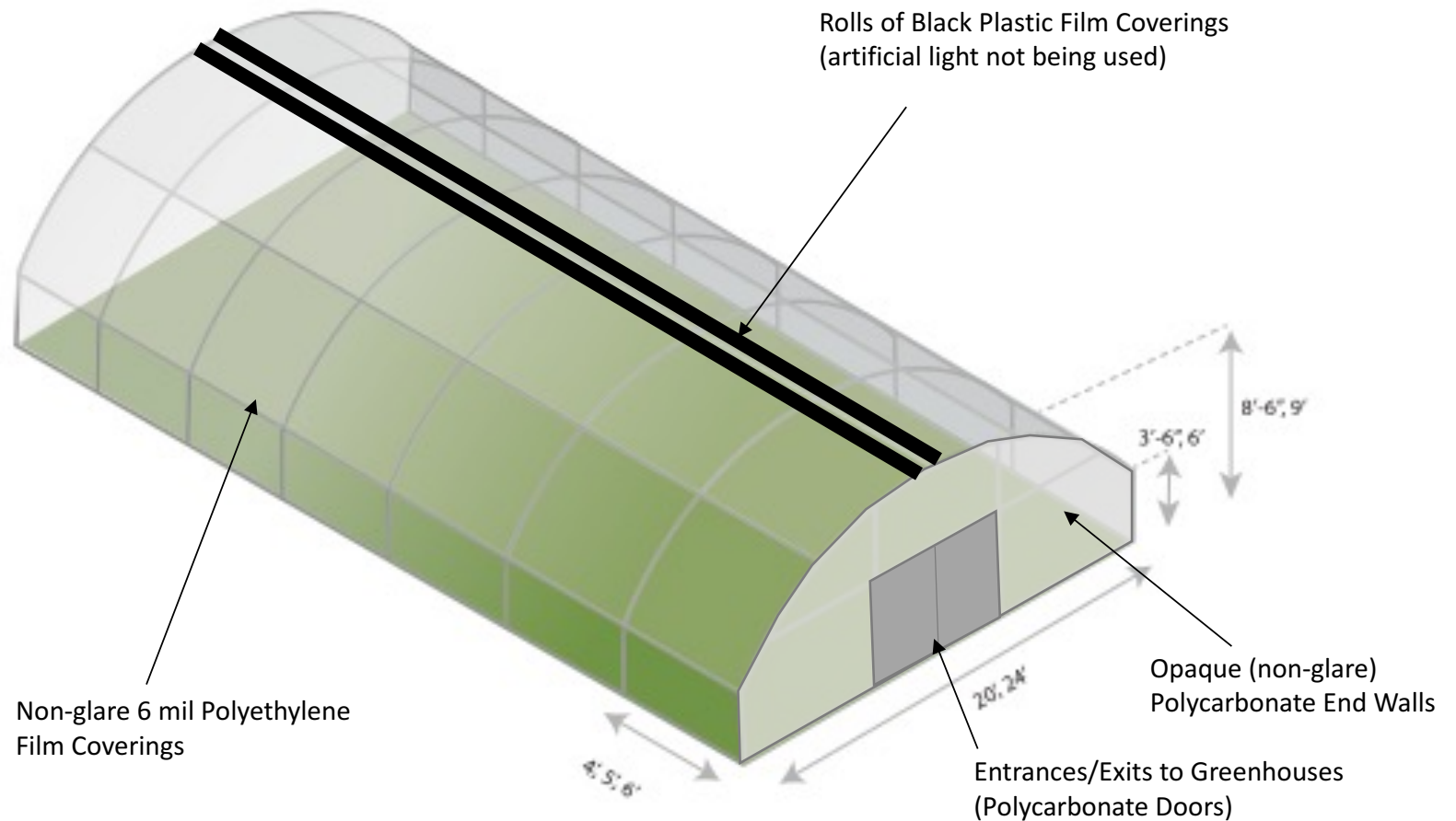
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JOB NUMBER:

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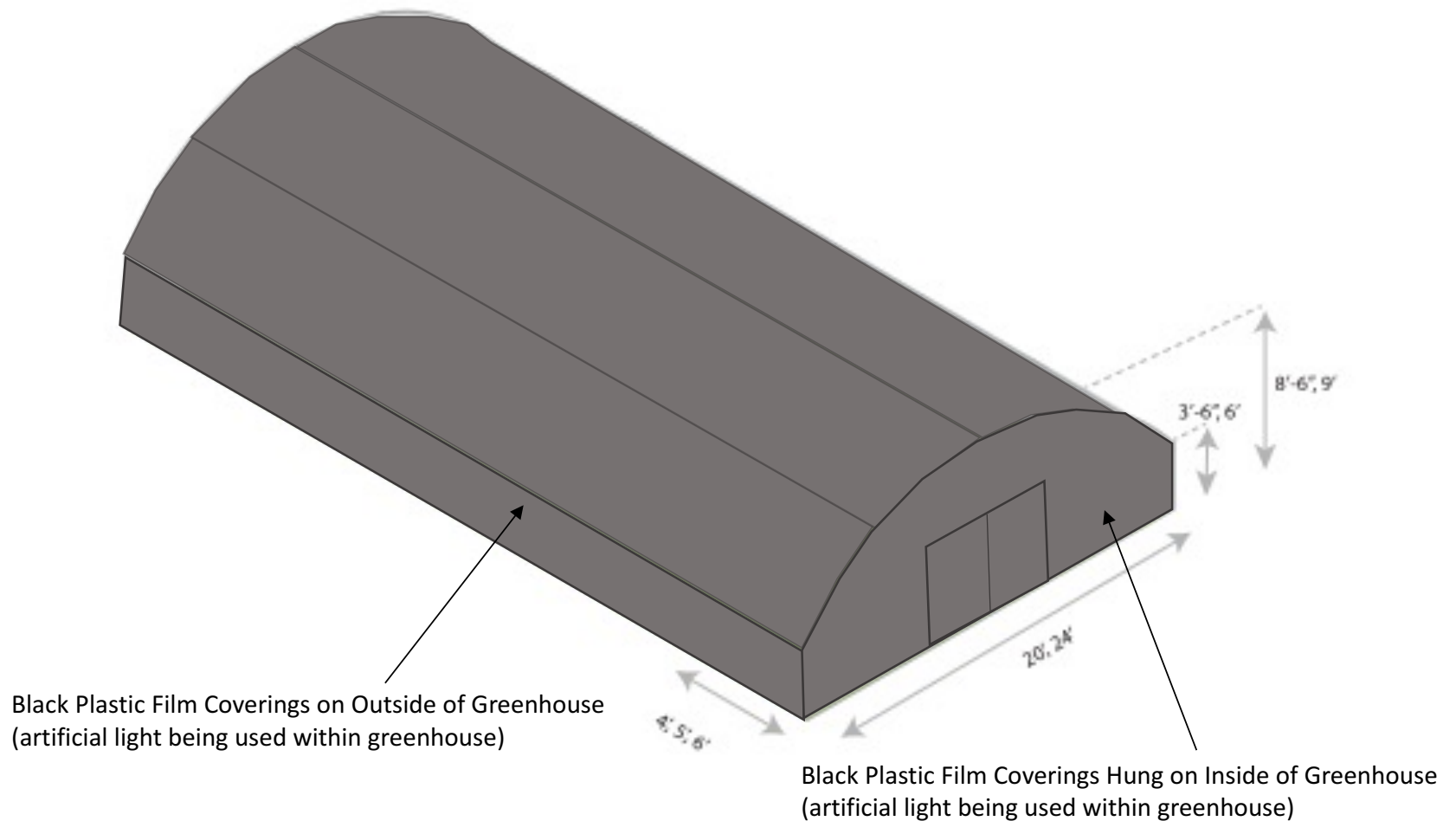
MOMBACHO MOUNTAIN ORGANICS' PROPOSED GREENHOUSE/IMMATURE PLANT AREA
96' LONG AND 24' WIDE CONLEYS COLD FRAME 1100 GREENHOUSE
(CONLEYS COLD FRAME 1100 GREENHOUSE SPECIFICATIONS BELOW)



**MOMBACHO MOUNTAIN ORGANICS' PROPOSED 24 FEET WIDE BY 96 FEET LONG
CONLEYS COLD FRAME 1100 GREENHOUSE STRUCTURE (2,304 FT²)**



**MOMBACHO MOUNTAIN ORGANICS' PROPOSED GREENHOUSE/IMMATURE PLANT AREA
96' LONG AND 24' WIDE CONLEYS COLD FRAME 1100 GREENHOUSE
(CONLEYS COLD FRAME 1100 GREENHOUSE SPECIFICATIONS BELOW)**

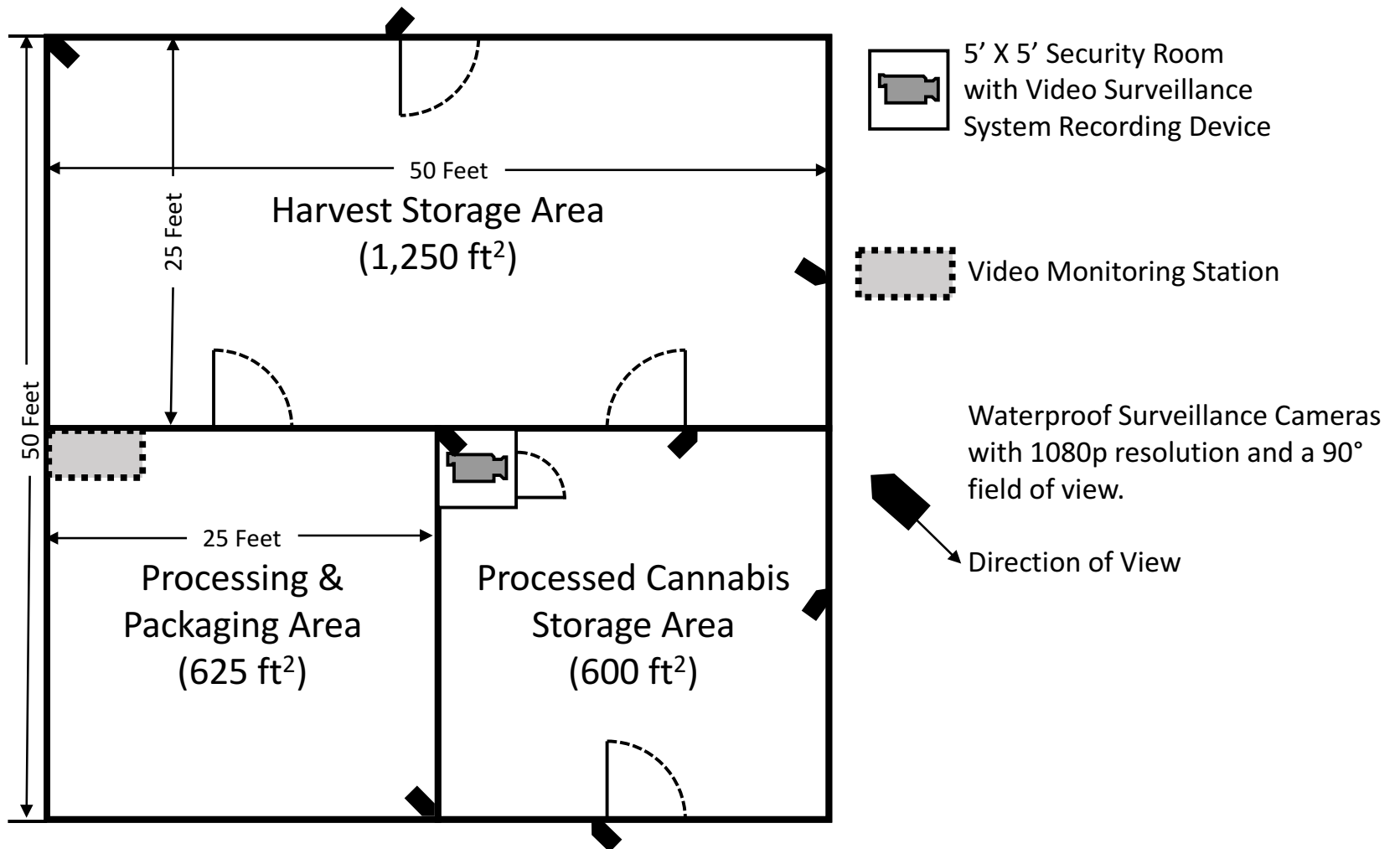


MOMBACHO MOUNTAIN ORGANICS' PROPOSED PROCESSING FACILITY
50' X 50' METAL BUILDING



MOMBACHO MOUNTAIN ORGANICS' PROPOSED PROCESSING FACILITY LAYOUT

50' X 50' METAL BUILDING





**COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

Planning Division Application

Commercial Cannabis Cultivation Major and Minor Use Permit

(Please type or print)

Project name: Mombacho Mountain Organics

Assessors Parcel # : 011 - 044 - 17

011 - 044 - 18

INITIAL FEES:

UP	\$2,721.00
IS	\$1,425.00
EA	\$190.00
Arch Rev	\$75.00
Daycare Proximity	\$20.00
Cannabis Service Fee	\$4,160.00
Subtotal:	\$8,591.00
Technology Recovery (2%)	\$86.72
General Plan Maintenance	\$50.00
Total:	\$8,727.72

Zoning: Rural Residential

General Plan: RR

Receipt # _____

Initial: _____

APPLICANT:

NAME: Mombacho Mountain Organics, LLC

MAILING ADDRESS: 9261 Wildcat Road

CITY: Kelseyville

STATE: CA **ZIP:** 95451

PRIMARY PHONE: () 808-599-0076

SECONDARY PHONE: () 707-295-7000

EMAIL: rideonsaipan@yahoo.com

PROPERTY OWNER (IF NOT APPLICANT):

NAME: Dan Westphal and Kathy McGuire

MAILING ADDRESS: 9261 Wildcat Road

CITY: Kelseyville

STATE: CA **ZIP:** 95451

PRIMARY PHONE: () 808-599-0076

SECONDARY PHONE: () 707-295-7000

EMAIL: rideonsaipan@yahoo.com

PROJECT LOCATION

9261 Wildcat Road

ADDRESS: Kelseyville, CA 95451

PRESENT USE OF LAND:

Rural Residential and Horse Arena

DESCRIPTION OF PROJECT:

Commercial Cannabis Business

A-Type 3 Outdoor Cultivation

Type 13 "Self-Distribution"

SURROUNDING LAND USES:

North: Rural Residential

South: Rural Residential

East: Rural Residential

West: Rural Residential

PARCEL SIZE(S):

Existing: 20 Acres (Total Combined)

Proposed: _____

Existing/Proposed Water Supply: Existing Well

Existing/Proposed Sewage Disposal: Existing & Proposed Septic

Fire Protection District: Kelseyville Fire Department

School District: Kelseyville Unified

At-Cost Project Reimbursement

Dan Westphal for

I, Mombacho Mountain Organics, LLC, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$ 8,727.72 as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.
7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.
9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). www.envirostor.dtsc.ca.gov/public/ The proposed project site **is** ☐ or **is not** ☒ included on the most recent list.
12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership

Contract to Purchase*

Letter of Authorization*

Power of Attorney*

**Must Attach Evidence*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

Dan Westphal

(Please Print)

Name of Company or Corporation *(if applicable)*:

Mombacho Mountain Organics, LLC

(Please Print)

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name:* Dan Westphal

Date: _____

Email address: rideonsaipan@yahoo.com

Phone Number: 808-599-0076

Signature of Owners/Agent* Name

Date

Signature of Applicant

Date

Supplemental Data for Initial Study

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing 'N/A' or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Commercial Cannabis Cultivation

Product or service provided: Cannabis

Hours of operation: 8am to 6pm

Daily April 1st -
Days of operation: November 15th

Number of shifts (normal): 2

Number of shifts (peak): 3

Employees per shift (normal): 2

Employees per shift (peak): Max 4

Number of deliveries per day: Max 1

Number of customer per day: Max 1

Number of pick-ups per day: Max 1

Lot size: 20 Acres

Number and type of company Vehicles: 1
(1/2 Ton Pick-up Truck & Trailer)

Type of loading facilities: Open Loading Dock

Floor area of existing structures: 2,000 ft²

Proposed building floor area: 4,804 ft²

Number of existing parking spaces: 2

Number of proposed parking spaces: 4

Number of floors: 1

Additional relevant information: Mombacho Mountain Organics, LLC proposes an outdoor,

"clean green" certified, and organic certified (once available) cannabis cultivation

operation, designed to lay gently on the land and coexist with its environment/surroundings.

Supplemental Data for Initial Study (Continued)

Description of site prep/construction activities

When do you anticipate starting construction?

September 1, 2020 or April 1, 2021

How long will construction take?

3-5 weeks

What days/times will construction occur?

8am to 6pm, Monday through Saturday

What type of construction equipment will be used?

A small dozer, medium center-pivot backhoe loader, and a small crane or boom lift.

How many truck/vehicle trips will be necessary for construction?

120 to 160

Will equipment be idling during construction?

No. Periods of equipment use will be limited due to their high cost to operate and the small scale of the proposed project.

Where will construction equipment be staged/stored?

Existing graveled access road, parking areas, and work areas.

Will any trees or vegetation be removed? If yes, please provide type and amounts.

Yes. Ten canyon live oak (DBH 6"-24") and one interior live oak (8" DBH)

Supplemental Data for Initial Study (Continued)

How much grading is anticipated to occur and where?

Less than 50 cubic yards to construct proposed buildings.

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

No

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

Minor trenching for irrigation lines.

How much water will be used for construction, operation and maintenance? What is the water source?

5000 gallons per day for construction, less than 5000 gallons per day for operation

Existing onsite groundwater well.

Other questions and information needed for the Initial Study

Describe how scenic views or vistas are impacted by the cultivation site.

6-foot wire fence with privacy mesh will be erected around the proposed cultivation area.

Proposed Processing Building will match/complement existing buildings on property

What lighting is proposed for the project? Will areas be lit at night?

Motion-sensing security lights around proposed cultivation area and at main entrance to
proposed cultivation operation. All lights will be fully shielded and downward casting.

Are there any existing agricultural uses on-site besides cannabis? Will they be removed?

No

Supplemental Data for Initial Study (Continued)

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

Yes. Ten canyon live oak (DBH 6" - 24") and one interior live oak (8" DBH)

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

Fugitive Dust - Water truck/soil moisture and seed, mulch, and/or cover bare soil

Odor - carbon filters & fragrant flowering and herbs plants (plus Odor Response Program)

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

Yes. No work will take place within 100 feet of any surface water features, except for access road/watercourse crossing maintenance.

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

No

Describe and site or buildings have any archaeological or historical significance.

No sites or buildings of archaeological or historical significance.

What are the slopes on the cultivation site?

5% to 15% slopes

Supplemental Data for Initial Study (Continued)

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

Well-drained gravelly loams. Not susceptible to landslides, lateral spreading, subsidence, liquefaction, or collapse.

Describe methods to be taken to reduce greenhouse gases.

Outdoor cultivation without the use of artificial lighting

Will solid waste be produced? If yes, how will it be disposed of?

Yes. Hauled to a Lake County Integrated Waste Management Facility

Will hazardous waste be produced? If yes, how will it be disposed of?

No

How will vegetative waste be managed?

Onsite composting

How will growth medium waste be managed?

Growing medium will be amended and reused each year. Any growing

medium waste will be used to cultivate fragrant flowering plants.

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

Yes. It is estimated that approximately 200 pounds of waste from the proposed cannabis cultivation operation will be taken to the Eastlake Landfill annually.

Supplemental Data for Initial Study (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

A fire or explosion could occur as a result of an ignition source reaching a petroleum storage area or container. Hazardous substances will be securely stored.

Do portions of the cultivation site periodically flood?

No

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

Please see Storm Water Management Plan. No proposed alterations to drainages/drainage patterns.

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

Erosion and sediment control measures outlined in Grading and Erosion Control Plan (straw wattles, seeding, mulching, and generous riparian buffers).

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

Yes. Proposed septic system for discharges of domestic wastewater from proposed Processing Facility.

Describe how this project is consistent with the County's General Plan and Zoning Ordinance.

The proposed cultivation operation will be located on an Rural Residential-zoned property.

Chapter 21, Article 27 of the Lake County Code allows commercial cannabis cultivation on Rural Residential-zoned properties.

Describe the level and frequency of noise or vibration that will be generated from this project.

Moderate levels of noise generated from construction equipment during construction of the proposed cultivation operation. Low levels of noise from tractor and gasoline-powered equipment used to maintain defensible space.

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate fire district and Cal Fire.

Please see Compliance with SRA Fire Safe Regulation section of Grounds Management Plan and Fire Map/Site Plan

How is the site accessed?

Private gravel access road/driveway connecting to Mombacho Road on one end, and Wildcat Road on the other.

Describe the amount of traffic the project will generate.

4 to 8 vehicle trips per day during cultivation season (April 1 - November 15)

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

Existing access road will be widened from 14 feet wide to 20 feet wide to access proposed buildings of proposed cultivation operation (at least 3 inches of gravel).

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

The small increase in daily vehicle trips on Wildcat and Mombacho Roads should not increase traffic hazards to motor vehicles, bicyclists, or pedestrians.

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

Yes. A 2,304 ft² greenhouse (opaque plastic) and a 2,500ft² metal Processing Facility (color yet to be determined).

What sources of energy will be used?

Grid power from PG&E electric grid.

Supplemental Data for Cannabis Cultivation

The legal business name of the applicant entity: Mombacho Mountain Organics, LLC

The license type, pursuant to the California Department of Food and Agriculture cannabis cultivation program regulations, for which the applicant is applying and whether the application is for an M-license or A-license:

A-Type 3 "Medium Outdoor" & Type 13 "Self-Distribution"

A list of all the types, including the license numbers of valid licenses, from the department and other cannabis licensing authorities that the applicant already holds: None at this time

DESIGNATED RESPONSIBLE PARTY

The designated responsible party, who shall also be an owner, with legal authority to bind the applicant entity, and the primary contact for the application.

Full legal name: Dan Westphal

Title: Applicant/Owner

Mailing Address: 9261 Wildcat Road

City: Kelseyville

State: CA Zip: 95451

Primary contact phone number: (808) 599 - 0076

Email address: rideonsaipan@yahoo.com

A copy of the Designated Responsible Party's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

AGENT

If an individual or entity is serving as agent for service of process for the applicant, the following information shall be provided:

Full legal name: _____

Title: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Primary contact phone number: (____) _____ - _____

Email address: _____ + _____

Owner

A complete list of every owner of the applicant entity. "Owner" means any of the following:

- (1) A person with an aggregate ownership interest of 20 percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.
- (2) The chief executive officer of a nonprofit or other entity.
- (3) A member of the board of directors of a nonprofit.
- (4) An individual who will be participating in the direction, control, or management of the person applying for a license.

Each individual owner named shall submit the following information:

Full legal name: Kathleen "Kathy" McGuire

Title: Owner / Applicant

Mailing Address: 9261 Wildcat Road

City: Kelseyville

State: CA Zip: 95451

Primary contact phone number: (707) 295 - 7000

Email address: lakeviewkathy@live.com

Date ownership interest in the applicant entity was acquired: 6/14/19

Percentage of the ownership interest held in the applicant entity by the owner: 50

A list of all the valid licenses, including license type(s) and license number(s), from the department and other cannabis licensing authorities that the owner is listed as either an owner or financial interest holder:

None at this time

A copy of the owner's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

For applicants that are a cannabis cooperative as defined by Division 10, Chapter 22 (commencing with section 26220) of the Business and Professions Code, identification of all members.

Evidence that the applicant entity has the legal right to occupy and use the proposed location.

Owner

A complete list of every owner of the applicant entity. "Owner" means any of the following:

- (1) A person with an aggregate ownership interest of 20 percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.
- (2) The chief executive officer of a nonprofit or other entity.
- (3) A member of the board of directors of a nonprofit.
- (4) An individual who will be participating in the direction, control, or management of the person applying for a license.

Each individual owner named shall submit the following information:

Full legal name: Dan Westphal

Title: Owner / Applicant

Mailing Address: 9261 Wildcat Road

City: Kelseyville

State: CA Zip: 95451

Primary contact phone number: (808) 599 - 0076

Email address: rideonsaipan@yahoo.com

Date ownership interest in the applicant entity was acquired: 6/14/19

Percentage of the ownership interest held in the applicant entity by the owner: 50

A list of all the valid licenses, including license type(s) and license number(s), from the department and other cannabis licensing authorities that the owner is listed as either an owner or financial interest holder:

None at this time

A copy of the owner's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

For applicants that are a cannabis cooperative as defined by Division 10, Chapter 22 (commencing with section 26220) of the Business and Professions Code, identification of all members.

Evidence that the applicant entity has the legal right to occupy and use the proposed location.

Hawaii DRIVER LICENSE  USA

03/03/2017

4d. **H01896002**

4b. Exp: **04/05/2025**

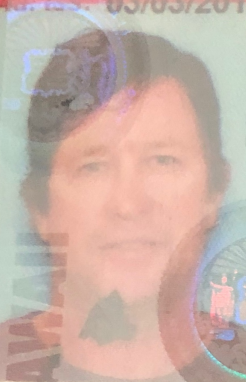
3. DOB: **04/05/1970**

5 201703031549110138020

16. Ht: 5-09
17. Wt: 180
18. Eye: BLU
15. Sex: M
9. CI: 23
9a. En: NONE
12. Re: B

1. WESTPHAL
2. DANIEL
JASON
8. 1706 DOLE ST
HONOLULU, HI 96822

Daniel Westphal



California USA DRIVER LICENSE FEDERAL LIMITS APPLY

DL **J0450125** CLASS C

EXP **02/25/2024** END NONE

LN **MCGUIRE**
FN **KATHLEEN MECHELE**
PO BX 67
LOWER LAKE, CA 95457

DOB **02/25/1944**
RSTR CORR LENS

SEX: F HAIR: BLN EYES: HZL
HGT: 5'-04" WGT: 145 lb
DD 04/12/201953003/CCFD/24

02251944

ISS 05/08/2019





Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-C66432

FILED

In the office of the Secretary of State
of the State of California

JUL 13, 2019

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

MOMBACHO MOUNTAIN ORGANICS LLC

2. 12-Digit Secretary of State File Number
201917010390

3. State, Foreign Country or Place of Organization (only if formed outside of California)
CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box

9261 Wildcat Road

City (no abbreviations)

Kelseyville

State

CA

Zip Code

95451

b. Mailing Address of LLC, if different than item 4a

9261 Wildcat Road

City (no abbreviations)

Kelseyville

State

CA

Zip Code

95451

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

9261 Wildcat Road

City (no abbreviations)

Kelseyville

State

CA

Zip Code

95451

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Kathleen

Middle Name

Mechele

Last Name

McGuire

Suffix

b. Entity Name - Do not complete Item 5a

c. Address

9261 Wildcat Road

City (no abbreviations)

Kelseyville

State

CA

Zip Code

95451

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Roy

Middle Name

Donald

Last Name

Sherrell

Suffix

III

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

2136 Washington Ave

City (no abbreviations)

Redding

State

CA

Zip Code

96001

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Agriculture

8. Chief Executive Officer, if elected or appointed

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

9. The Information contained herein, including any attachments, is true and correct.

07/13/2019

Date

Daniel Westphal

Type or Print Name of Person Completing the Form

Owner

Title

Signature

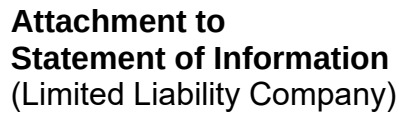
Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



19-C66432

MOMBACHO MOUNTAIN ORGANICS LLC

201917010390

CALIFORNIA

[illegible]

Air Quality Management Plan

Purpose and Overview

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California on Lake County APNs 011-044-17 and 011-044-18 (Project Property), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO’s proposed cultivation operation will be composted of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24’ X 96’ (2,304 ft²) immature plant area (proposed greenhouse), a 50’ X 50’ (2,500 ft²) Processing Facility (proposed metal building), and a 20’ X 20’ (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

This/MMO’s 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 Lake County 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.

Construction Equipment: A small dozer, medium center-pivot backhoe loader, and a small crane or boom lift will necessary to construct the proposed buildings/structures of the proposed cultivation operation. This equipment will be staged/stored on existing graveled access roads, parking areas, and work areas, and will be shut off when not in use. Construction activities will occur between 9am and 6pm, Monday through Saturday, over a three to five week period.

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...), a utility tractor (diesel engine), and from vehicular traffic associated with

any staff commuting. The generation of carbon dioxide is partially offset by the cultivation of plants, which remove carbon dioxide in the air for photosynthesis.

Fugitive Dust: The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Fugitive dust may also be generated temporarily during the construction period.

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, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas. Additionally, fragrant flowering and herb plants, such as Lavender, Rosemary, Thyme, and Daphne Odora will be planted around the Project Property to help mask any residual odors emanating from the cultivation operation. The ventilation system of the proposed Processing Facility, in which the processing of raw cannabis plant material from the proposed outdoor cultivation area will occur, will be equipped with carbon filters/air scrubbers to mitigate odors emanating from the building. Accurate records of repairs and replacements to the ventilation and odor mitigation system will be maintained by MMO's managerial staff, and those records will be retained onsite for at least three years.

Monitoring and Maintenance

All air filtration and odor mitigation equipment of the proposed cultivation operation will be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Processing Facility will be replaced each quarter. MMO's managerial staff will log and maintain accurate records, repairs, and replacements to ventilation and odor mitigation systems and will retain records for at least three years. Annually MMO's managerial staff will review all documentation pertaining to the performance of their AQMP to determine if the risk of nuisance odors or other air contaminants are within acceptable tolerances, or 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

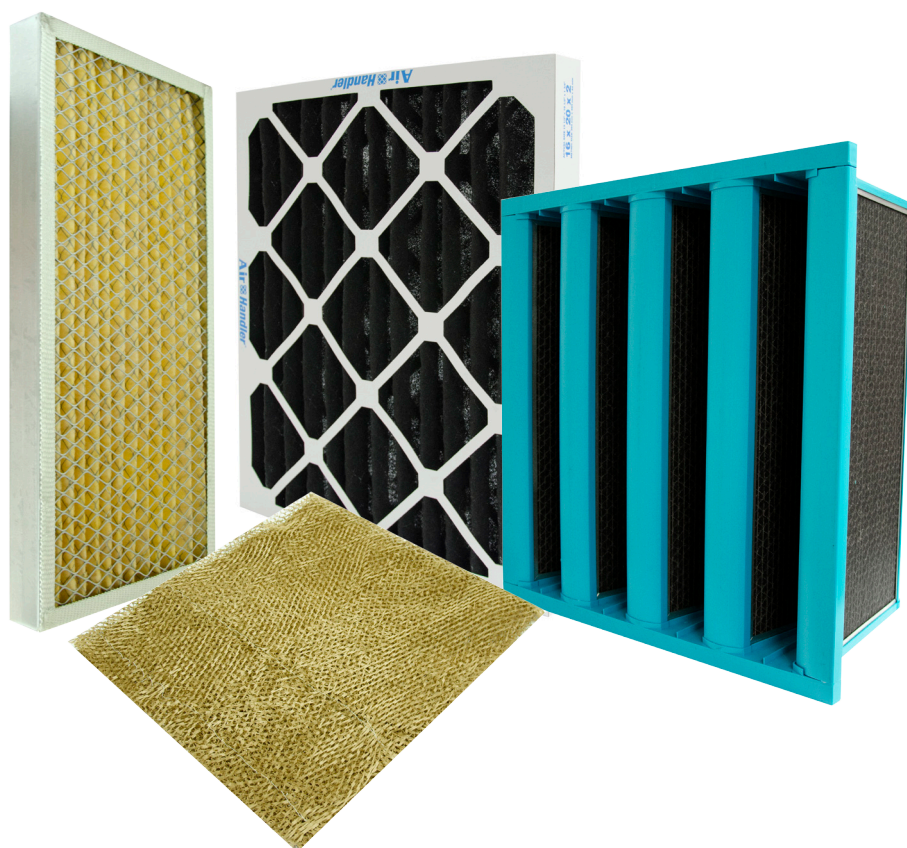
A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. MMO will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. MMO will encourage neighboring residents to contact the Community Liaison/Emergency Contact 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 area, processing facility, or other). Then mitigation methods will be immediately implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens, servicing and/or upgrading existing odor control filtration and ventilation systems, and/or the installation of additional air pollution/odor control equipment.

Community Liaison/Emergency Contact Information

The Community Liaison/Emergency Contact for Mombacho Mountain Organic's cultivation operation is Mr. Daniel "Dan" Westphal. Mr. Westphal's cell phone number is (808) 599-0076, and his email address is rideonsaipan@yahoo.com. There are a four residences within 1,000 feet of the Project Property's boundaries, all of which are aware of MMO's proposed cannabis cultivation operation and have received Dan's contact information directly.

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)

For our complete line of filters, visit grainger.com/airhandler

Find it at Grainger.

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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 filter's construction consists of pleated, non-woven/polyester media, impregnated 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.

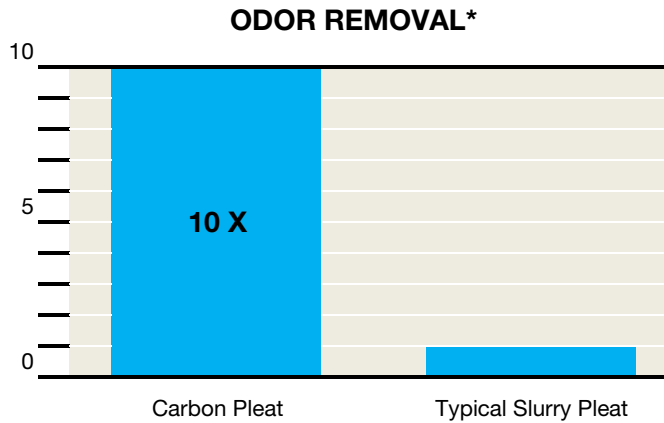
For our complete line of filters, visit grainger.com/airhandler

Find it at Grainger.

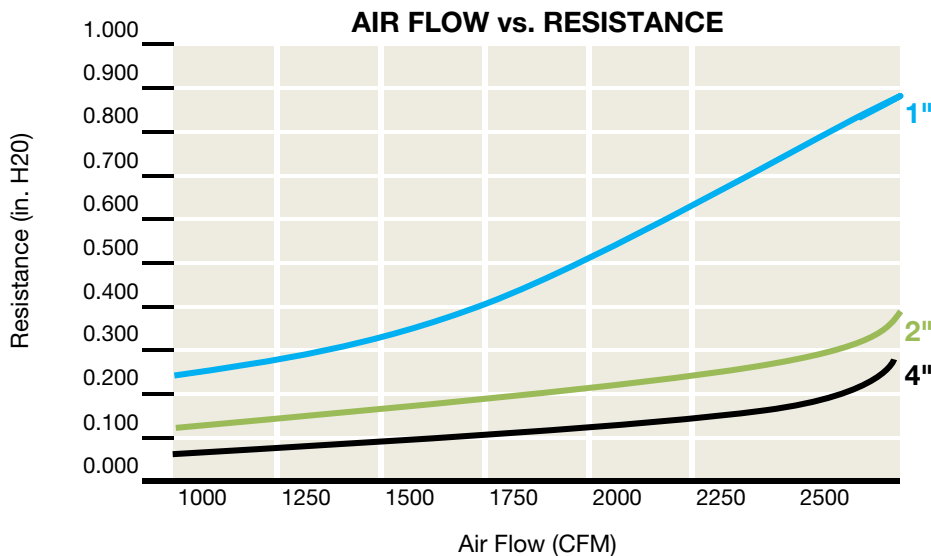
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CARBON PLEAT

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 ("w.g.)	Initial Resistance @ 500 FPM ("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

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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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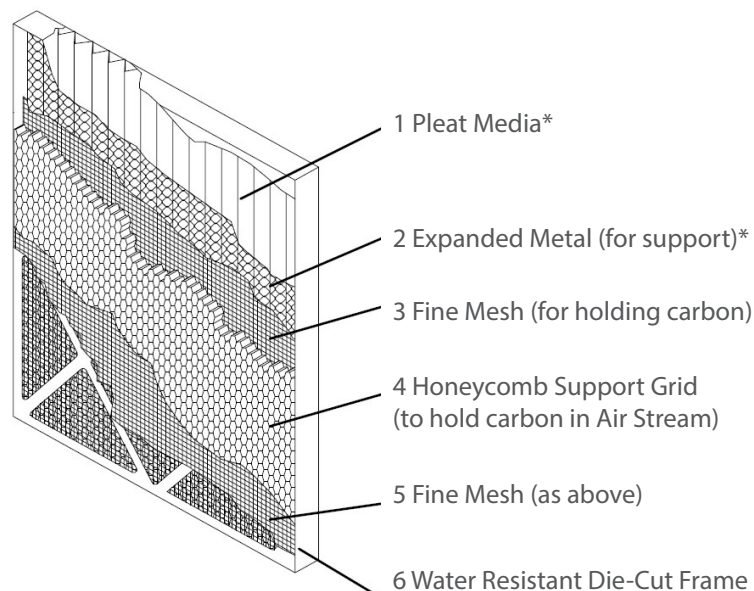
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CARBON HONEYCOMB

ODORS REMOVED

-  Cooking Odors
-  Sewer Odors
-  Gasoline Fumes
-  Environmental Tobacco Smoke
-  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)				0.5" POLY PRE-FILTER	50% Carbon Fill (with Pre-Filter)				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 #		H	W	D	Grainger #		H	W	D	Grainger #	Grainger #	Grainger #			
10	10	1	6B869		10	20	2	6B867		10	20	1	2JTW5	2JUA5	2JTR1	0.5" POLY PRE-FILTER		
10	20	1	6B868		12	24	2	6W741		12	24	1	2JTW7	2JTR3	2JUT6			
12	12	1	6B866		14	20	2	6B863		14	20	1	2JTW9	2JUA7	2JTR5			
12	20	1	6B865		14	25	2	6B860		14	25	1	2JTX2	2JUA9	2JTR7			
12	24	1	6W735		15	20	2	6B858		15	20	1	2JTX4	2JUC2	2JTR9			
14	20	1	6B864		16	20	2	6W742		16	20	1	2JTX6	2JUC4	2JTT2			
14	24	1	6B862		16	24	2	6B855		16	25	1	2JTX8	2JUC6	2JTT4			
14	25	1	6B861		16	25	2	6W743		20	20	1	2JTY7	2JUC8	2JTT6			
15	20	1	6B859		18	24	2	6B852		20	25	1	2JTY1	2JUD1	2JTT8			
16	16	1	6B857		20	20	2	6W744		20	25	1	2JTY3	2GJD5	2JTU1			
16	20	1	6W736		20	24	2	6B849		24	24	1	2JTY5	2JUD3	2JTU3			
16	24	1	6B856		20	25	2	6W754										1" PLEATED PREFILTER
16	25	1	6W737		24	24	2	6W746		12	24	2	2GJD9	2JUD5	2JTU5			
18	20	1	6B854		25	25	2	6B846		16	20	2	2JTY9	2JUD7	2JTU7			
18	24	1	6B853							16	25	2	2JTZ2	2JUD9	2JTU9			
18	25	1	6B851							18	24	2	2JTZ4	2JUF2	2JTV2			
20	20	1	6W738							20	20	2	2JTZ6	2JUF4	2JTV4			
20	24	1	6B850							20	24	2	2JTZ8	2JUF6	2JTV6			
20	25	1	6W739							20	25	2	2JUA1	2JUF8	2JTV8			
22	22	1	6B848							24	24	2	2GJE4	2JTD2	2JTW1			
24	24	1	6W740							25	25	2	2JUA3	2JUH1	2JTW3			
25	25	1	6B847															

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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 filled 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.

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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	Isopropanol	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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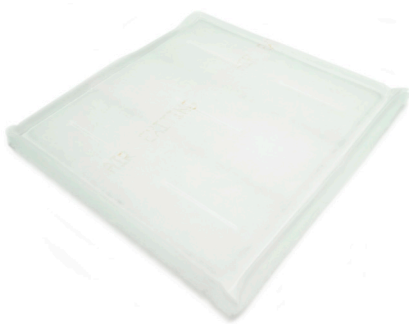
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NESHAP / EPA METHOD 319

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 - KCl			
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%
>1.0um	>80%	95.00%	87%
>2.0um	>95%	99.10%	99%

Solid Challenge - KCl			
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.

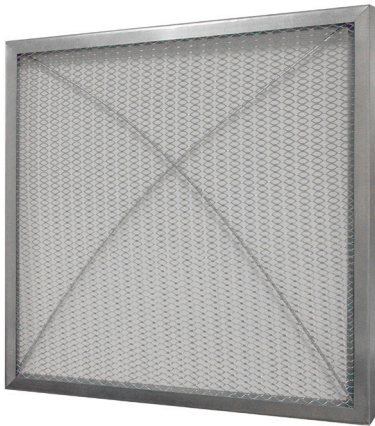
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FILTER ACCESSORIES

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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BIOLOGICAL SITE ASSESSMENT FOR THE CANNABIS CULTIVATION OPERATION AT 9261 WILDCAT ROAD, KELSEYVILLE, CALIFORNIA



December 3, 2019

Applicant:

Mombacho Mountain Organics
9261 Wildcat Road, Kelseyville, CA 95451

Prepared by:

G.O. Graening, PhD and Tim Nosal, MS
Natural Investigations Company, Inc.
3104 O Street, #221, Sacramento, CA 95816



NATURAL INVESTIGATIONS CO.

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1. INTRODUCTION

1.1. PROJECT LOCATION AND DESCRIPTION

Natural Investigations Company conducted a biological site assessment at 9261 Wildcat Road (APN 011-044-17, 10.0 acres, and APN 011-044-18, 9.1 acres), Kelseyville, in Lake County, California. The entire 2 parcels were the Study Area for this assessment.

Mombacho Mountain Organics, LLC is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California (Lake County APNs 011-044-17 and 011-044-18), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO is also applying for an Early Activation of Use Permit for an existing/legacy 75' X 125' (9,375 square foot) outdoor cultivation/canopy area, and for Self-Distribution. MMO's proposed cultivation operation will be composed of a 43,200 square foot fenced outdoor cultivation/canopy area, a 24' X 96' (2,304 square foot) immature plant area (proposed greenhouse), a 50' X 50' (2,500 square foot) Processing Facility (proposed metal building), and a 20' X 20' (400 square foot) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

The Project Property and proposed cultivation operation are accessed via a private gravel access road/driveway that runs from east to west through the Project Property, connecting Wildcat Road (east) and Mombacho Road (west). Metal gates control access to the private gravel access road and the Project Property from Wildcat Road and Mombacho Road. The two parcel, 20-acre (combined/total), rural residential-zoned Project Property is currently improved with a groundwater well, a residence that discharges to a Lake County-permitted septic system, a horse arena/paddock, a 600 square foot wooden garage, a 400 square foot metal carport, and a 9,375 square foot existing/legacy outdoor cultivation area (previously used for Article 72 compliant collective medicinal cannabis cultivation). Current and past land uses of the Project Property are/were rural residential and animal grazing.

1.2. PURPOSE AND SCOPE OF ASSESSMENT

This Biological Resources Assessment was prepared to assist in compliance with the California Environmental Quality Act and the state and federal Endangered Species Acts. This assessment also functions to fulfill requirements for obtaining enrollment (a Notice of Applicability) in the State Water Resources Control Board's Order WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (General Order).

This assessment provides information about the biological resources within the Study Area, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks:

- Compile all readily-available historical biological resource information about the Study Area;
- Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity;
- Perform a reconnaissance-level field survey of the Study Area, including photographic documentation;
- Inventory all flora and fauna observed during the field survey;
- Characterize and map the habitat types present within the Study Area, including any potentially-jurisdictional water resources;
- Evaluate the likelihood for the occurrence of any special-status species;

- Assess the potential for the Project to adversely impact any sensitive biological resources;
- Recommend mitigation measures designed to avoid or minimize Project-related impacts; and
- Prepare and submit a report summarizing all of the above tasks.

The scope of services does not include other services that are not described in this Section, such as formal aquatic resource delineations or protocol-level surveys for special-status species.

1.3. REGULATORY SETTING

The following section summarizes some applicable regulations of biological resources on real property in California.

1.3.1. Special-status Species Regulations

The United States Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service implement the Federal Endangered Species Act of 1973 (FESA) (16 USC §1531 *et seq.*). Threatened and endangered species on the federal list (50 CFR §17.11, 17.12) are protected from “take” (direct or indirect harm), unless a FESA Section 10 Permit is granted or a FESA Section 7 Biological Opinion with incidental take provisions is rendered. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed species may be present in the project area and determine whether the proposed project will have a potentially significant impact upon such species. Under FESA, habitat loss is considered to be an impact to the species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC §1536[3], [4]). Therefore, project-related impacts to these species or their habitats would be considered significant and would require mitigation. Species that are candidates for listing are not protected under FESA; however, USFWS advises that a candidate species could be elevated to listed status at any time, and therefore, applicants should regard these species with special consideration.

The California Endangered Species Act of 1970 (CESA) (California Fish and Game Code §2050 *et seq.*, and CCR Title 14, §670.2, 670.51) prohibits “take” (defined as hunt, pursue, catch, capture, or kill) of species listed under CESA. A CESA permit must be obtained if a project will result in take of listed species, either during construction or over the life of the project. Section 2081 establishes an incidental take permit program for state-listed species. Under CESA, California Department of Fish and Wildlife (CDFW) has the responsibility for maintaining a list of threatened and endangered species designated under state law (CFG Code 2070). CDFW also maintains lists of species of special concern, which serve as “watch lists.” Pursuant to requirements of CESA, an agency reviewing proposed projects within its jurisdiction must determine whether any state-listed species may be present in the Study Area and determine whether the proposed project will have a potentially significant impact upon such species. Project-related impacts to species on the CESA list would be considered significant and would require mitigation.

California Fish and Game Code Sections 4700, 5050, and 5515 designates certain mammal, amphibian, and reptile species “fully protected”, making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The California Native Plant Protection Act of 1977 (CFG Code §1900 *et seq.*) requires CDFW to establish criteria for determining if a species or variety of native plant is endangered or rare. Section 19131 of the code requires that landowners notify CDFW at least 10 days prior to initiating activities that will destroy a listed plant to allow the salvage of plant material.

Many bird species, especially those that are breeding, migratory, or of limited distribution, are protected under federal and state regulations. Under the Migratory Bird Treaty Act of 1918 (16 USC §703-711), migratory bird species and their nests and eggs that are on the federal list (50 CFR §10.13) are

protected from injury or death, and project-related disturbances must be reduced or eliminated during the nesting cycle. California Fish and Game Code (§3503, 3503.5, and 3800) prohibits the possession, incidental take, or needless destruction of any bird nests or eggs. Fish and Game Code §3511 designates certain bird species “fully protected”, making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The Bald and Golden Eagle Protection Act (16 USC §668) specifically protects bald and golden eagles from harm or trade in parts of these species.

California Environmental Quality Act (CEQA) (Public Resources Code §15380) defines “rare” in a broader sense than the definitions of threatened, endangered, or fully protected. Under the CEQA definition, CDFW can request additional consideration of species not otherwise protected. CEQA requires that the impacts of a project upon environmental resources must be analyzed and assessed using criteria determined by the lead agency. Sensitive species that would qualify for listing but are not currently listed may be afforded protection under CEQA. The CEQA Guidelines (§15065) require that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines (§15380) provide for assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Plant species on the California Native Plant Society (CNPS) Lists 1A, 1B, or 2 are typically considered rare under CEQA. California “Species of Special Concern” is a category conferred by CDFW on those species that are indicators of regional habitat changes or are considered potential future protected species. While they do not have statutory protection, Species of Special Concern are typically considered rare under CEQA and thereby warrant specific protection measures.

1.3.2. Water Resource Protection

Real property that contains water resources are subject to various federal and state regulations and activities occurring in these water resources may require permits, licenses, variances, or similar authorization from federal, state and local agencies, as described next.

The Federal Water Pollution Control Act Amendments of 1972 (as amended), commonly known as the Clean Water Act (CWA), established the basic structure for regulating discharges of pollutants into “waters of the United States”. Waters of the US includes essentially all surface waters, all interstate waters and their tributaries, all impoundments of these waters, and all wetlands adjacent to these waters. CWA Section 404 requires approval prior to dredging or discharging fill material into any waters of the US, especially wetlands. The permitting program is designed to minimize impacts to waters of the US, and when impacts cannot be avoided, requires compensatory mitigation. The US Army Corps of Engineers (USACE) is responsible for administering Section 404 regulations. Substantial impacts to jurisdictional wetlands may require an Individual Permit. Small-scale projects may require only a Nationwide Permit, which typically has an expedited process compared to the Individual Permit process. Mitigation of wetland impacts is required as a condition of the CWA Section 404 Permit and may include on-site preservation, restoration, or enhancement and/or off-site restoration or enhancement. The characteristics of the restored or enhanced wetlands must be equal to or better than those of the affected wetlands to achieve no net loss of wetlands.

Under CWA Section 401, every applicant for a federal permit or license for any activity which may result in a discharge to a water body must obtain State Water Quality Certification that the proposed activity will comply with State water quality standards. The California State Water Resources Control Board is responsible for administering CWA Section 401 regulations.

Section 10 of the Rivers and Harbors Act of 1899 requires approval from USACE prior to the commencement of any work in or over navigable Waters of the US, or which affects the course, location, condition or capacity of such waters. Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use, as a means to

transport interstate or foreign commerce up to the head of navigation. Rivers and Harbors Act Section 10 permits are required for construction activities in these waters.

California Fish and Game Code (§1601 - 1607) protects fishery resources by regulating “*any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake.*” CDFW requires notification prior to commencement, and issuance of a Lake or Streambed Alteration Agreement, if a proposed project will result in the alteration or degradation of “waters of the State”. The limit of CDFW jurisdiction is subject to the judgment of the Department; currently, this jurisdiction is interpreted to be the “stream zone”, defined as “*that portion of the stream channel that restricts lateral movement of water*” and delineated at “*the top of the bank or the outer edge of any riparian vegetation, whichever is more landward*”. CDFW reviews the proposed actions and, if necessary, submits to the applicant a proposal for measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by the CDFW and the applicant is the Streambed Alteration Agreement. Projects that require a Streambed Alteration Agreement may also require a CWA 404 Section Permit and/or CWA Section 401 Water Quality Certification.

For construction projects that disturb one or more acres of soil, the landowner or developer must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

State Water Board’s Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-0001-DWQ protects receiving water bodies from water-quality impacts associated with cannabis cultivation using a combination of Best Management Practices, buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight.

1.3.3. Tree Protection

At the State level, in areas inside timberland, any tree removal is subject to the conditions and requirements set forth in the Z’berg-Nejedly Forest Practice Act and the California Forest Practice Rules. If development of a project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

Lake County does not have a specific ordinance protecting native trees. However, under the Cannabis Ordinance 3084, Section 4, Subsection iii) Prohibited Activities (a) Tree Removal, Lake County restricts tree removal as follows:

“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. This shall not include the pruning of any such tree species for the health of the tree or the removal of such trees if necessary for safety or disease concerns.”

During the permitting process, Lake County requires mitigation for the removal of protected trees; typical mitigation is tree replacement at a ratio of 2:1 or 3:1.

2. ENVIRONMENTAL SETTING

The Study Area is located within the Inner North Coast Range geographic subregion, which is contained within the Northwestern California geographic subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Study Area and vicinity is in Sunset Climate Zone 7, California's Gray Pine Belt, with hot summers and mild but pronounced winters without severe winter cold or high humidity (Brenzel, 2012). The topography of the Study Area slopes gently to steeply toward the northeast. The elevation ranges from approximately 2,400 feet to 2,585 feet above mean sea level. Drainage runs east and north off the parcels in upland, vegetated swales, which collect in an unnamed intermittent watercourse; this watercourse eventually flows into Cole Creek, thence Clear Lake.

Prior to the establishment of this cultivation operation, land uses were rural residential, open space, equestrian and cannabis cultivation. At 9261 Wildcat Road, existing facilities on the property include a single-family residence, two carports, garage, chicken coop, horse arena and stable. At 9205 Mombacho Road, existing facilities includes a single-family residence and chicken coop. The surrounding land uses are private estates and open space.

The Natural Resources Conservation Service (NRCS) has identified several soil types within the Study Area. The geology that underlays the site includes soils derived from obsidian (volcanic). No soils derived from serpentine are mapped within or adjacent to this parcel. (NRCS 2019).

3. METHODOLOGY

3.1. PRELIMINARY DATA GATHERING AND RESEARCH

Prior to conducting the field survey, the following information sources were reviewed:

- Any readily-available previous biological resource studies pertaining to the Study Area or vicinity
- United States Geologic Service (USGS) 7.5 degree-minute topographic quadrangles of the Study Area and vicinity
- Aerial photography of the Study Area
- California Natural Diversity Database (CNDDDB), electronically updated monthly by subscription
- USFWS species list (IPaC Trust Resources Report).

3.2. FIELD SURVEY

Consulting biologist Tim Nosal, MS. conducted a reconnaissance-level field survey on May 2, 2019. Weather conditions were warm and sunny with a light breeze and temperatures between 70-75 degrees F. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB within the vicinity of the Study Area and those species on the USFWS species list (Appendix 1).

When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. Tim Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2019); CDFW (2019b,c); NatureServe 2019; and University of California at Berkeley (2019a,b).

The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the Study Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The Study Area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats

3.3. MAPPING AND OTHER ANALYSES

Locations of species' occurrences and habitat boundaries within the Study Area were recorded on color aerial photographs, and then digitized to produce the final habitat maps. The boundaries of potentially jurisdictional water resources within the Study Area were identified and measured in the field, and similarly digitized to calculate acreage and to produce informal delineation maps. Geographic analyses were performed using geographical information system software (ArcGIS 10, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Wetlands and other aquatic habitats were classified using USFWS National Wetlands Inventory Classification System for Wetland and Deepwater Habitats, or "Cowardin class" (Cowardin et al., 1979; USFWS 2007). Informal wetland delineation methods consisted of an abbreviated, visual assessment of the three requisite wetland parameters (hydrophytic vegetation, hydric soils, hydrologic regime) defined in the US Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987). Wildlife habitats were classified according to the CDFW's

California Wildlife Habitat Relationships System (CDFW, 2019c). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2019), Calflora (2019); CDFW (2019a,b,c); and University of California at Berkeley (2019a,b).

4. RESULTS

4.1. INVENTORY OF FLORA AND FAUNA FROM FIELD SURVEY

All plants detected during the field survey of the Study Area are listed in Appendix 2. Few animals were active during this hot period, but the following animals were detected within the Study Area during the field survey: fence lizard (*Sceloporus occidentalis*); moths and butterflies (Lepidoptera); ants (Formicidae); dog (*Canis familiaris*); coyote (*Canis latrans*), Columbian black-tailed deer (*Odocoileus hemionus columbianus*), dusky-footed woodrat (*Neotoma fuscipes*), California quail (*Callipepla californica*); turkey vulture (*Cathartes aura*); acorn woodpecker (*Melanerpes formicivorus*), wild turkey (*Meleagris gallopavo*), mourning dove (*Zenaida macoura*), band-tailed pigeon (*Patagioenis fasciata*), California scrub jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), dark-eyed junco (*Junco hyemalis*), spotted towhee (*Pipilo maculatus*), domestic chicken (*Gallus gallus domesticus*), and common songbirds.

4.2. VEGETATION COMMUNITIES AND WILDLIFE HABITAT TYPES

The Study Area contains 2 terrestrial habitat types (see Exhibits and photos in Appendix 3): ruderal/urbanized and mixed oak-conifer forest.

Ruderal/Urbanized: These areas consist of disturbed or converted natural habitat that is now either in ruderal state, graded, or urbanized with gravel roads, or structure and utility placement. The area mapped as urbanized includes the house, ponds and the adjacent equestrian facilities. Vegetation within this habitat type consists primarily of nonnative annual grasses, weedy or invasive species or ornamental plants lacking a consistent community structure. This habitat is classified as the “Urban” wildlife habitat type by CDFW’s Wildlife Habitat Relationship System (WHR).

Mixed Oak / Conifer Forest: The oak forest consists of a canopy of canyon live oak (*Quercus chrysolepis*) with Douglas-fir (*Pseudotsuga menziesii*), interior live oak (*Quercus wislizeni*), California black oak (*Quercus kelloggii*), ponderosa pine (*Pinus ponderosa*) and an understory of small canyon live oak, Konocti manzanita (*Arctostaphylos manzanita* ssp. *elegans*) and mountain mahogany (*Cercocarpus betuloides*) can be classified as “71.080.01 Canyon Live Oak Forest (Allen et al. 1991)” or as the Holland Type “Canyon Live Oak Forest”.

No terrestrial special-status habitats were detected within the Study Area. However, three blue elderberry shrubs (*Sambucus nigra. caerulea*) are present along the eastern edge of the Study Area. These shrubs are protected under state and federal laws because they are the host plant for a listed species—Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)

No special-status aquatic habitats were detected within the Study Area. The CNDDDB reported no special-status habitats within the Study Area. The CNDDDB reported the following special-status habitats in the vicinity of the Study Area: Central Valley Drainage Rainbow Trout/Cyprinid Stream; Clear Lake Drainage Resident Trout Stream; Clear Lake Drainage Cyprinid/Catostomid Stream; Clear Lake Drainage Seasonal Lakefish Spawning Stream; Northern Basalt Flow Vernal Pool; Northern Volcanic Ash Vernal Pool; Coastal and Valley Freshwater Marsh; and Great Valley Mixed Riparian Forest.

4.3. SPECIAL-STATUS SPECIES

For the purposes of this assessment, “special status” is defined to be species that are of management concern to state or federal natural resource agencies, and include those species that are:

- Listed as endangered, threatened, proposed, or candidate for listing under the Federal Endangered Species Act;
- Listed as endangered, threatened, rare, or proposed for listing, under the California Endangered Species Act of 1970;
- Designated as endangered or rare, pursuant to California Fish and Game Code (§1901);
- Designated as fully protected, pursuant to California Fish and Game Code (§3511, §4700, or §5050);
- Designated as a species of special concern by CDFW;
- Plants considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS); this consists of species on Lists 1A, 1B, and 2 of the CNPS Ranking System; or
- Plants listed as rare under the California Native Plant Protection Act.

4.3.1. Historical Special-status Species’ Occurrences

A list of special-status plant and animal species that historically occurred within the Study Area and vicinity was compiled based upon the following:

- Any previous and readily-available biological resource studies pertaining to the Study Area;
- Informal consultation with USFWS by generating an electronic Species List (Information for Planning and Conservation website at <https://ecos.fws.gov/ipac/>); and
- A spatial query of the CNDDDB.

The CNDDDB was queried and any reported occurrences of special-status species were plotted in relation to the Study Area boundary using GIS software (see exhibits). The CNDDDB reported one special-status species occurrence within the Study Area, but this is an artifact of the mapping process. The mapped representation of an occurrence of western pond turtle (*Emy marmorata*) includes the entire Study Area. However, the CNDDDB account of this occurrence states: “*Habitat consists of an upland vernal lake formed in volcanic ash rock; surrounding forest is dominated by ponderosa pine, California black oak, Douglas-fir, and madrone. The lake is partially-filled with tules and goes mostly dry in summer.*” Vernal lake habitat is not present in or adjacent to the Study Area.

Within a 10-mile buffer of the Study Area boundary, the CNDDDB reported several special-status species occurrences, summarized in the following table. A federal species list was also generated from the USFWS website (Appendix 1).

Table 1. Special-status Species Reported by CNDDDB in the Vicinity of the Study Area

Common Name Scientific Name	Status	General Habitat	Microhabitat
Red-bellied newt <i>Taricha rivularis</i>	CSSC	Found in coastal woodlands and redwood forest along the coast of northern California.	A stream or river dweller. Larvae retreat into vegetation and under stones during the day.
California giant salamander <i>Dicamptodon ensatus</i>	CSSC	Mendocino and Lake Counties south to Santa Cruz and Santa Clara Counties.	Wet coastal forests in or near clear, cold permanent and semi-permanent streams and seepages.
Foothill yellow-legged frog <i>Rana boylei</i>	CCT	Partly-shaded, shallow streams & riffles with a rocky substrate in a variety of habitats.	Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.
Osprey <i>Pandion haliaetus</i>	CSSC/CWL	Ocean shore, bays, fresh-water lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	FT/CE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, w/ lower story of blackberry, nettles, or wild grape.
Purple martin <i>Progne subis</i>	CSSC	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, & Monterey pine.	Nests in old woodpecker cavities mostly, also in human-made structures. Nest often located in tall, isolated tree/snag.
Bell's sage sparrow <i>Artemisospiza belli belli</i>	CSSC/CWL	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.
Tricolored blackbird <i>Agelaius tricolor</i>	CCE	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, & foraging area with insect prey within a few km of the colony.
Steelhead - central California coast DPS <i>Oncorhynchus mykiss irideus pop. 8</i>	FT	From Russian River, south to Soquel Cr & to, but not including, Pajaro River. Also San Francisco & San Pablo Bay basins.	
Clear Lake hitch <i>Lavinia exilicauda chi</i>	CT	Found only in Clear Lake, Lake Co, and associated ponds. Spawns in streams flowing into clear lake.	Adults found in the limnetic zone. Juveniles found in the nearshore shallow-water habitat hiding in the vegetation.
Sacramento perch <i>Archoplites interruptus</i>	CSSC	Historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley.	Prefers warm water. Aquatic vegetation is essential for young. Tolerates wide range of physio-chemical water conditions.
Long-eared myotis <i>Myotis evotis</i>	CSSC	Found in all brush, woodland & forest habitats from sea level to about 9000 ft. Prefers coniferous woodlands & forests.	Nursery colonies in buildings, crevices, spaces under bark, & snags. Caves used primarily as night roosts.
Fringed myotis <i>Myotis thysanodes</i>	CSSC	In a wide variety of habitats, optimal habitats are pinyon-juniper, valley foothill hardwood & hardwood-conifer.	Uses caves, mines, buildings or crevices for maternity colonies and roosts.
Hoary bat <i>Lasiurus cinereus</i>	CSSC	Prefers open habitats or habitat mosaics, with access to trees for cover & open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.
Western red bat <i>Lasiurus blossevillii</i>	CSSC	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests.	Prefers habitat edges & mosaics with trees that are protected from above & open below with open areas for foraging.
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	CSSC	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls & ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.
Pallid bat <i>Antrozous pallidus</i>	CSSC	Deserts, grasslands, shrublands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
North American porcupine <i>Erethizon dorsatum</i>	CSSC	Coast Ranges, Klamath Mountains, southern Cascades, Modoc Plateau, Sierra Nevada, and Transverse Ranges	Montane conifer and wet meadow habitats.
Western pond turtle <i>Emys marmorata</i>	CSSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, be	Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying

Common Name Scientific Name	Status	General Habitat	Microhabitat
An isopod <i>Calasellus californicus</i>	CSSC	Known from Lake, Napa, Marin, Santa Cruz and Santa Clara counties.	
Brownish dubiraphian riffle beetle <i>Dubiraphia brunnescens</i>	CSSC	Aquatic; known only from the NE shore of Clear Lake, Lake County.	Inhabits exposed, wave-washed willow roots.
Ricksecker's water scavenger beetle <i>Hydrochara rickseckeri</i>	CSSC	Aquatic.	
Western bumble bee <i>Bombus occidentalis</i>	CSSC	Once common & widespread, species has declined precipitously from Central Ca to southern B.C., perhaps from disease.	
Borax Lake cuckoo wasp <i>Hedychridium milleri</i>	CSSC	Endemic to Central California. Only collection is from the type locality.	External parasite of wasp and bee larva.
Clear Lake pyrg <i>Pyrquopsis ventricosa</i>	CSSC	Endemic to the Clear Lake Basin.	Spring-fed streams.
Toren's grimmia <i>Grimmia torenii</i>	1B.3	Cismontane woodland, lower montane coniferous forest, chaparral.	Openings, rocky, boulder and rock walls, carbonate, volcanic. 325-1160 m.
Elongate copper moss <i>Mielichhoferia elongata</i>	4.3	Cismontane woodland. Commonly called "copper mosses".	Moss growing on very acidic, metamorphic rock or substrate; usually in higher portions in fens.
Loch Lomond button-celery <i>Eryngium constancei</i>	FE/CE/1B.1	Vernal pools.	Volcanic ash flow vernal pools. 460-855 m.
Greene's narrow-leaved daisy <i>Erigeron greenei</i>	1B.2	Chaparral.	Serpentine and volcanic substrates, generally in shrubby vegetation. 80-1005 m.
Burke's goldfields <i>Lasthenia burkei</i>	FE/CE/1B.1	Vernal pools, meadows and seeps.	Most often in vernal pools and swales. 15-600 m.
Colusa layia <i>Layia septentrionalis</i>	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Scattered colonies in fields and grassy slopes in sandy or serpentine soil. 145-1095m.
Hall's harmonia <i>Harmonia hallii</i>	1B.2	Chaparral.	Serpentine hills and ridges. Open, rocky areas within chaparral. 500-900 m.
Bent-flowered fiddleneck <i>Amsinckia lunaris</i>	1B.2	Cismontane woodland, valley and foothill grassland.	50-500m.
Serpentine cryptantha <i>Cryptantha dissita</i>	1B.2	Chaparral.	Serpentine outcrops. 330-730m.
Freed's jewelflower <i>Streptanthus brachiatus</i> ssp. <i>hoffmanii</i>	1B.2	Chaparral, cismontane woodland.	Serpentine rock outcrops, primarily in geothermal development areas. 490-1220 m.
Socrates Mine jewelflower <i>Streptanthus brachiatus</i> ssp. <i>brachiatus</i>	1B.2	Chaparral, closed-cone coniferous forest.	Serpentine areas and serpentine chaparral. 545-1000 m.
Hoffman's bristly jewelflower <i>Streptanthus glandulosus</i> ssp. <i>hoffmanii</i>	1B.3	Chaparral, cismontane woodland, valley and foothill grassland.	Moist, steep rocky banks, in serpentine and non-serpentine soil. 120-475m.
Green jewelflower <i>Streptanthus hesperidis</i>	1B.2	Chaparral, cismontane woodland.	Openings in chaparral or woodland; serpentine, rocky sites. 130-760m.
Watershield <i>Brasenia schreberi</i>	2B.3	Freshwater marshes and swamps.	Aquatic from water bodies both natural and artificial in California.
Legenere <i>Legenere limosa</i>	1B.1	Vernal pools.	In beds of vernal pools. 1-880 m.
Oval-leaved viburnum <i>Viburnum ellipticum</i>	2B.3	Chaparral, cismontane woodland, lower montane coniferous forest.	215-1400 m.
Lake County stonecrop <i>Sedella leiocarpa</i>	FE/CE/1B.1	Valley and foothill grassland, vernal pools, cismontane woodland.	Level areas that are seasonally wet and dry out in late spring; substrate usually of volcanic origin. 365-790 m.
Raiche's manzanita <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	1B.1	Chaparral, lower montane coniferous forest.	Rocky, serpentine sites. Slopes and ridges. 450-1000 m.
Konocti manzanita <i>Arctostaphylos manzanita</i>	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest.	Volcanic soils. 395-1615 m.

Common Name Scientific Name	Status	General Habitat	Microhabitat
<i>ssp. elegans</i>			
Jepson's milk-vetch <i>Astragalus rattanii</i> var. <i>jepsonianus</i>	1B.2	Cismontane woodland, valley and foothill grassland, chaparral.	Commonly on serpentine in grassland or openings in chaparral. 180-1000 m.
Cobb Mountain lupine <i>Lupinus sericatus</i>	1B.2	Chaparral, cismontane woodland, lower montane coniferous forest, broadleaved upland forest.	In stands of knobcone pine-oak woodland, on open wooded slopes in gravelly soils; sometimes on serpentine. 275-1525 m.
Napa bluecurls <i>Trichostema ruygtii</i>	1B.2	Cismontane woodland, chaparral, valley and foothill grassland, vernal pools, lower montane coniferous forest.	Often in open, sunny areas. Also has been found in vernal pools. 30-590m.
Woolly meadowfoam <i>Limnanthes floccosa</i> ssp. <i>floccosa</i>	4.2	Chaparral, cismontane woodland, valley and foothill grassland, vernal pools.	Vernally wet areas, ditches, and ponds. 60-1335 m.
Glandular western flax <i>Hesperolinon adenophyllum</i>	1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Serpentine soils; generally found in serpentine chaparral. 150-1315 m.
Two-carpellate western flax <i>Hesperolinon bicarpellatum</i>	1B.2	Serpentine chaparral.	Serpentine barrens at edge of chaparral. 60-1005 m.
Lake County western flax <i>Hesperolinon didymocarpum</i>	CE/1B.2	Chaparral, cismontane woodland, valley and foothill grassland.	Serpentine soil in open grassland and near chaparral. 330-365m.
Marsh checkerbloom <i>Sidalcea oregana</i> ssp. <i>hydrophila</i>	1B.2	Meadows and seeps, riparian forest.	Wet soil of streambanks, meadows. 1100-2300 m.
Snow Mountain buckwheat <i>Eriogonum nervulosum</i>	1B.2	Chaparral.	Dry serpentine outcrops, balds, and barrens. 300-2100 m.
Brandegee's eriastrum <i>Eriastrum brandegeae</i>	1B.1	Chaparral, cismontane woodland.	On barren volcanic soils; often in open areas. 425-840 m.
Baker's navaretia <i>Navaretia leucocephala</i> ssp. <i>bakeri</i>	1B.1	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest.	Vernal pools and swales; adobe or alkaline soils. 5-1740 m.
Few-flowered navaretia <i>Navaretia leucocephala</i> ssp. <i>pauciflora</i>	FE/CT/B.1	Vernal pools.	Volcanic ash flow, and volcanic substrate vernal pools. 400-855 m.
Many-flowered navaretia <i>Navaretia leucocephala</i> ssp. <i>pliantha</i>	FE/CE/1B.2	Vernal pools.	Volcanic ash flow vernal pools. 30-950 m.
Rincon Ridge ceanothus <i>Ceanothus confusus</i>	1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland.	Known from volcanic or serpentine soils, dry shrubby slopes. 75-1065 m.
Calistoga ceanothus <i>Ceanothus divergens</i>	1B.2	Chaparral.	Rocky, serpentine or volcanic sites. 170-950 m.
Bolander's horkelia <i>Horkelia bolanderi</i>	1B.2	Lower montane coniferous forest, chaparral, meadows, valley and foothill grassland.	Grassy margins of vernal pools and meadows. 450-1100 m.
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	CE/1B.2	Marshes and swamps (freshwater), vernal pools.	Clay soils; usually in vernal pools, sometimes on lake margins. 10-2375 m.
Sonoma beardtongue <i>Penstemon newberryi</i> var. <i>sonomensis</i>	1B.3	Chaparral.	Crevices in rock outcrops and talus slopes. 700-1370 m.
Dimorphic snapdragon <i>Antirrhinum subcordatum</i>	4.3	Chaparral, lower montane coniferous forest.	Generally on serpentine or shale in foothill woodland or chaparral on s- and w-facing slopes. 185-800 m.
Northern meadow sedge <i>Carex praticola</i>	2B.2	Meadows and seeps.	Moist to wet meadows. 0-3200 m.
Dwarf soaproot <i>Chlorogalum pomeridianum</i> var. <i>minus</i>	1B.2	Chaparral, valley and foothill grassland.	Serpentine. 240-970 m.
Geysers panicum <i>Panicum acuminatum</i> var. <i>thermale</i>	CE/1B.2	Closed-cone coniferous forest, riparian forest, valley and foothill grassland.	Usually around moist, warm soil in the vicinity of hot springs. 305-2470 m.

Common Name Scientific Name	Status	General Habitat	Microhabitat
California satintail <i>Imperata brevifolia</i>	2B.1	Coastal scrub, chaparral, riparian scrub, mojavean scrub, meadows and seeps (alkali), riparian scrub.	Mesic sites, alkali seeps, riparian areas. 0-1215 m.
Slender Orcutt grass <i>Orcuttia tenuis</i>	FT/CE/1B.1	Vernal pools.	Often in gravelly pools. 35-1760 m.
Eel-grass pondweed <i>Potamogeton zosteriformis</i>	2B.2	Marshes and swamps.	Ponds, lakes, streams. 0-1860 m.

Definitions of Status Codes: FE = Federally listed as endangered; FT = Federally listed as threatened; FPE = Federally proposed for listing as endangered; FPT = Federally proposed for listing as threatened; FC = Candidate for Federal listing; MB = Migratory Bird Act; CE = California State listed as endangered; CT = California State listed as threatened; CSSC = California species of special concern; CWL= California Watch List; CR = California rare species; CFP = California fully protected species; CNPS (California Native Plant Society) List 1A = Plants presumed extinct in California by CNPS; CNPS List 1B = CNPS designated rare or endangered plants in California and elsewhere; and CNPS List 2 = CNPS designated rare or endangered plants in California, but more common elsewhere.

4.3.2. Special-status Species Observed During Field Survey

During the field survey, one special-status species was observed within the Study Area: Konocti manzanita. This species is a CNPS Rare Plant Rank 1B.3. This rank indicates that this species is rare throughout its range, but is not very threatened in California. Plants with CNPS Rare Plant Rank of 1B are considered to meet the definition of Rare or Endangered under CEQA Guidelines §15125: (c) and/or §15380. Konocti manzanita occurs as an occasional understory plant within the mixed oak / conifer forest in the Study Area. A botanical survey would be necessary to fully inventory the species. Inventory would be difficult in some areas because the forest understory is impenetrable without brush clearing.

4.3.3. Potential for Special-status Species to Occur in the Study Area

In addition to Konocti manzanita, the volcanic soils within the Study Area have a moderate potential for harboring additional special-status plant species, particularly: Greene's narrow-leaved daisy, Rincon Ridge ceanothus, and Calistoga ceanothus. The mature trees in the Study Area have a moderate potential to harbor special-status bats, primarily hoary bat and western red bat. There is no persistent aquatic habitat in the Study Area that can sustain aquatic special-status species. Downstream of the Study Area, the Class II watercourse may have suitable aquatic habitat.

4.4. POTENTIALLY-JURISDICTIONAL WATER RESOURCES

An informal assessment for the presence of potentially-jurisdictional water resources within the Study Area was also conducted during the field survey.

For purposes of this biological site assessment, non-wetland waters were classified using the California Forest Practice Rules. The California Forest Practice Rules define a Class I watercourse as 1) a watercourse providing habitat for fish always or seasonally, and/or 2) providing a domestic water source; a Class II watercourse is 1) a watercourse capable of supporting non-fish aquatic species, or 2) a watercourse within 1000 feet of a watercourse that seasonally or always has fish present; a Class III watercourse is a watercourse with no aquatic life present and that shows evidence of being capable of transporting sediment to Class I and Class II waters during high water flow conditions.

The USFWS National Wetland Inventory (see Appendix 1) reported 1 water feature within the Study Area: an intermittent watercourse.

Two water features were detected within the Study Area during the field survey (see Exhibits): 1 intermittent channel (Class II) and 1 ephemeral channel (Class III). The Class II watercourse enters the Study Area in the southeast corner and flows northeast, exiting the parcel as it crosses Wildcat Road, eventually flowing into Cole Creek. The Class III watercourse is a roadside ditch that begins near the driveway into the Wildcat Road parcel. This feature flows north, between the eastern edge of the parcel and Wildcat Road. No riparian habitat is found within the Study Area. There are no wetlands and no vernal pools or other isolated wetlands in the Study Area.

5. IMPACT ANALYSES AND MITIGATION MEASURES

This section establishes the impact criteria, then analyzes potential Project-related impacts upon the known biological resources within the Study Area, and then suggests mitigation measures to reduce these impacts to a less-than-significant level.

5.1. IMPACT SIGNIFICANCE CRITERIA

The significance of impacts to biological resources depends upon the proximity and quality of vegetation communities and wildlife habitats, the presence or absence of special-status species, and the effectiveness of measures implemented to protect these resources from Project-related impacts. As defined by CEQA, the Project would be considered to have a significant adverse impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a special-status species in local or regional plans, policies, or regulations, or by USFWS or CDFW
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by USFWS or CDFW
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
- 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
- Conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved governmental habitat conservation plan.

Additionally, cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-0001-DWQ must comply with the Minimum Riparian Setbacks, as summarized in the following table. The Project would be considered to have a significant adverse impact on biological resources if it would be non-compliant with these requirements. Cannabis cultivators shall comply with the minimum riparian setbacks described below for all land disturbance, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement). The riparian setbacks shall be measured from the waterbody's bankfull stage (high flow water levels that occur every 1.5 to 2 years¹³) or from the top edge of the waterbody bank in incised channels, whichever is more conservative. Riparian setbacks for springheads shall be measured from the springhead in all directions (circular buffer). Riparian setbacks for wetlands shall be measured from the edge of the bankfull water level. The cannabis cultivator shall increase riparian setbacks as needed or implement additional Requirements to meet the performance Requirement of protecting surface water from discharges that threaten water quality. If the cannabis cultivation Site cannot be managed to protect water quality, the Executive Officer of the applicable Regional Water Board may revoke authorization for cannabis cultivation activities at the cannabis cultivation site.

Minimum Riparian Setbacks

Common Name	Watercourse Class	Distance (Low Risk)	Distance (Mod Risk)	Variance
Perennial watercourses, springs, or seeps	I	150 ft.	200 ft.	Compliance Schedule
Intermittent watercourses	II	100 ft.	150 ft.	Compliance Schedule
Ephemeral watercourses	III	50 ft.	100 ft.	Compliance Schedule
Other waterbodies (lakes, etc.) and wetlands	150 ft.	200 ft.	Compliance Schedule	Other waterbodies (lakes, etc.) and wetlands

Notes:

- Riparian setbacks do not apply to man-made irrigation canals, water supply reservoirs, and hydroelectric canals (Watercourse Class IV) that do not support native aquatic species, however cannabis cultivators shall ensure land disturbance, cannabis cultivation activities, and facilities are not located in or disturb the existing riparian and wetland riparian vegetation associated with these Watercourse Class IV waterbodies.
- Risk is defined in Table 1 of this Policy and is based on the natural (prior to land disturbance activities) surface topography.
- Variance to riparian setbacks is only allowed if consistent with this Policy and a work plan and compliance schedule are approved by the applicable Regional Water Board Executive Officer.

5.2. IMPACT ANALYSIS

The following discussion evaluates the potential for Project-related activities to adversely affect biological resources. The Project boundaries were digitized and then overlaid on the habitat map using GIS to quantify potential impacts. Historical aerial photos were also analyzed for changes in land use.

Much of the ground disturbance for project implementation has already occurred. The installation of the current cultivation operation on Wildcat Road resulted in the removal of approximately 30,000 square feet of natural habitat (oak / conifer forest), and some additional areas for fuel reduction. By clearing of vegetation, the original 10,000 square foot horse riding arena has been expanded to create a +/- 40,000 square foot cultivation area. Future expansion of this cultivation area may result in the removal of an additional 5,000 square feet of oak / conifer forest habitat. The total area of disturbance is planned to be less than, or up to, 1 acre. Cultivation operations on the Mombacho Road parcel will be installed on land previously graded and developed (as an existing garden).

5.2.1. Potential Direct / Indirect Adverse Effects Upon Special-status Species

One special-status plant species was detected within the Study Area—Konocti manzanita (see Exhibits). This species was observed growing in the understory of the oak / conifer forest habitat. A botanical inventory would be necessary to fully inventory the species in the Study Area; inventory is hampered by dense underbrush that is impenetrable without brush clearing. It is possible that Konocti manzanita was removed during vegetation clearing. Other regionally-occurring special status plants could be present in the oak / conifer forest habitat, primarily Greene's narrow-leaved daisy, Rincon Ridge ceanothus, or *Calistoga ceanothus*. Before any future land clearing is performed, a botanical survey is recommended. If special-status plant species are detected, it is recommended that these plants be avoided. If they cannot be avoided, transplantations to a protected area should be considered.

5.2.2. Potential Direct / Indirect Adverse Effects Upon Special-status Habitats or Natural Communities or Corridors

The Study Area is not within any designated listed species' critical habitat. The Study Area does not contain any special-status terrestrial habitats. However, blue elderberry shrubs are present with the Study Area. Blue elderberry shrubs provide habitat for the Valley elderberry longhorn beetle. The current cultivation areas are more than 200 feet away from blue elderberry shrubs. The shrubs are very near the water tanks on the hilltop. The water tanks have been in place for many years, according to aerial photos, and the current operation has not impacted them. In general, elderberry shrubs should be protected by establishing a no-disturbance buffer of at least 75 feet around each elderberry shrub. No specific mitigation is required if these shrubs are not harmed and a buffer area is maintained.

Implementation of the project will 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. 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.

Several canyon live oaks were removed for installation of the cultivation area. If tree felling is performed in the future, a pre-construction nesting bird survey is recommended. Before removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased; Fuelwood or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved governmental habitat conservation plan. The Study Area is not within the coverage area of any known conservation plan.

5.2.3. Potential Direct / Indirect Adverse Effects On Jurisdictional Water Resources

There are two potential jurisdictional water resources within the Study Area: one Class II Watercourse, and one Class III Watercourse. Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. There is no evidence that project implementation directly impacted any aquatic habitats. The total area of ground disturbance from installation of the cultivation operation will be less than 1 acre; thus, the Cultivator does not need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ). It is recommended that a formal delineation of jurisdictional waters be performed before construction work, or ground disturbance, is performed near any wetland or drainage.

Potential adverse impacts to water resources could occur during operation of cultivation activities resources by discharge of sediment or other pollutants (fertilizers, pesticides, human waste, etc.) into receiving waterbodies. However, the project proponent must file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2019-0001-DWQ. Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight. Implementation of these BMPs and compliance with the Order will ensure that water quality impacts are less than significant.

5.2.4. Potential Direct / Indirect Adverse Effects on Nesting Birds

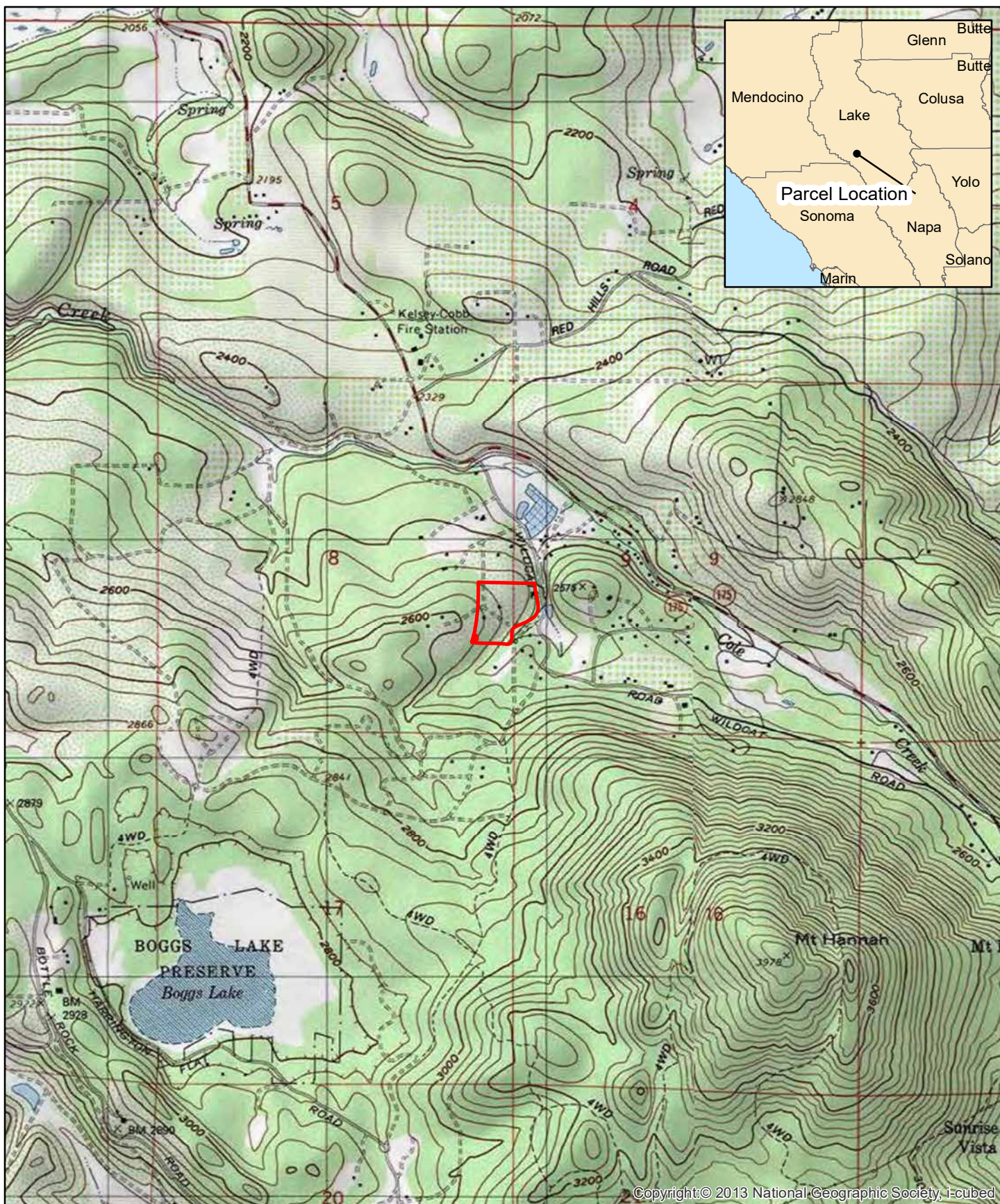
The Study Area contains suitable nesting habitat for various bird species because of the presence of trees, poles, and dense brush. However, no nests or nesting activity was observed in the Study Area during the field survey. Trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the Study Area during construction of the project, CDFW should be consulted to develop measures to avoid “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.

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EXHIBITS



Parcel location

0

0.5

1

Kilometers

0

0.5

1

Miles

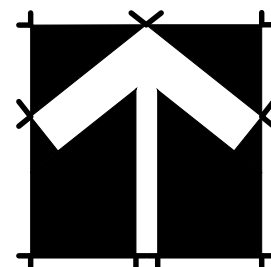


1:24,000

9261 Wildcat Road
Figure 1 - Parcel Location



NATURAL
INVESTIGATIONS
COMPANY



	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	(E) POWER POLE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

1. CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL — LAT: 38.90131° ; LONG: -122.75927°
- (B) (P) 120'x360' OUTDOOR CULTIVATION/CANOPY AREA
- (C) (P) 50'x50' PROCESSING BUILDING
- (D) (E) 20'x20' METAL CARPORT / (P) AGRICULTURAL CHEMICALS STORAGE AREA
- (E) (P) COMPOSTING AREA
- (F) (P) DESIGNATED REFUSE AREA
- (G) (P) A.D.A. / EMPLOYEE PARKING
- (H) (P) 24'x96' GREENHOUSE — IMMATURE PLANT AREA
- (I) (E) 30'x20' WOODEN GARAGE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

1

Parcel boundaries

Cannabis Production Area

Vegetation Community Types

Mixed oak/conifer woodland

Ruderal/developed

Mombacho Rd

Faye Ln

Elderberry

Elderberry

Elderberry

Wildcat Rd
600 ft

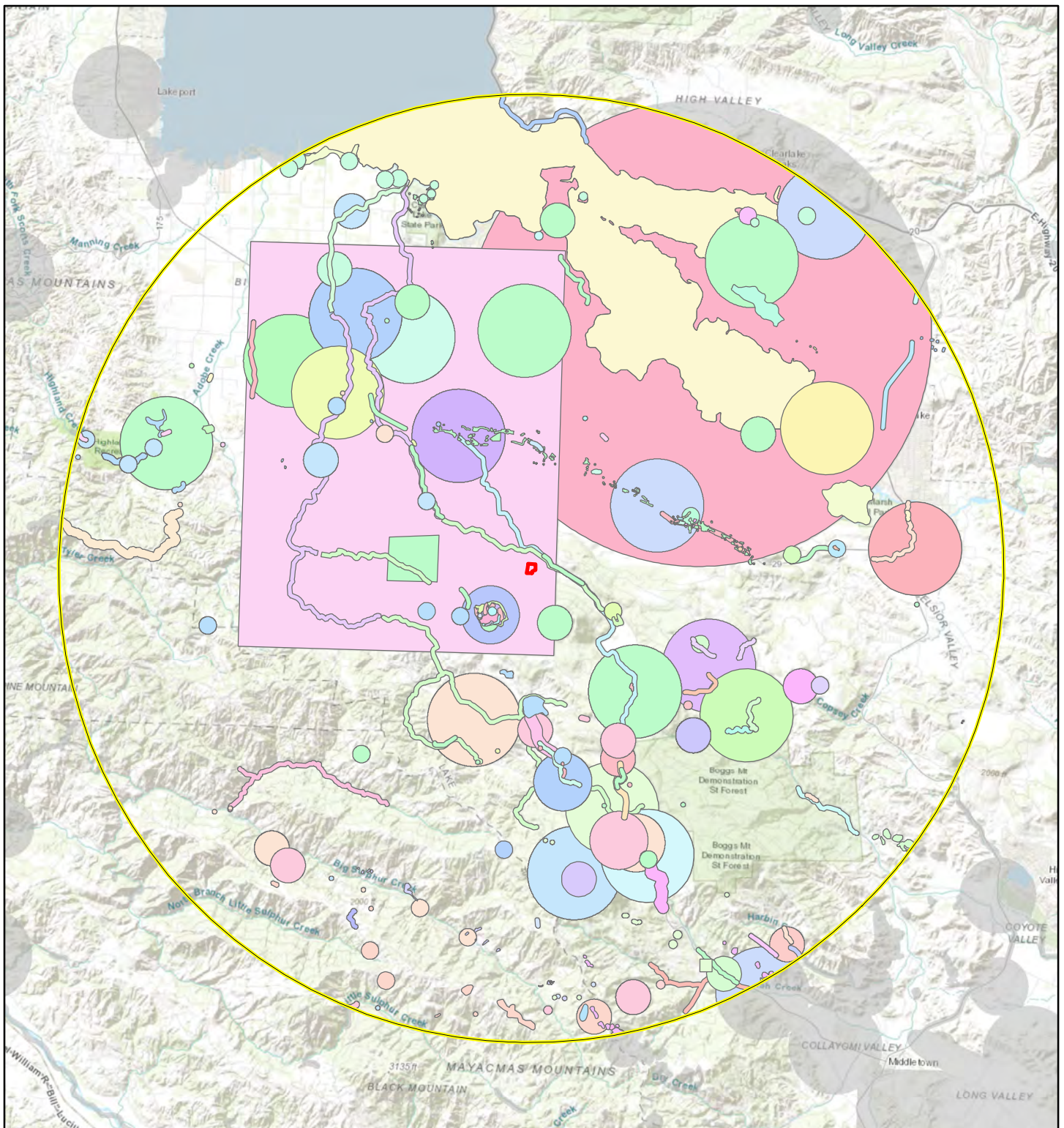


Habitats on the Property

9261 Wildcat Road, Kelseyville



NATURAL INVESTIGATIONS
COMPANY



Project location 10 mile Buffer

1:190,000 1 inch = 3 miles
0 3 6 Miles



Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. Natural Investigations Company can not guarantee the accuracy and content of electronic files. The master file is stored by Natural Investigations Company and will serve as the official record of this communication.
3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission. Data Sources: California Department of Fish and Wildlife. 2019. RareFind 5.x, California Natural Diversity Data Base. Biogeographic Data Branch, Sacramento, California. (updated monthly by subscription service)

Special-Status Species Occurrences Map

9261 Wildcat Road

Kelseyville 1993 Quadrangle: Township 12N, Range 8W, Section 8,9



NATURAL INVESTIGATIONS CO.

WWW.NATURALINVESTIGATIONS.COM

Parcel boundaries

Water Resources

Class II Watercourse

Roadside ditch

Mombacho Rd

Faye Ln

Watertank

Well/Pumphouse

Monica Dr

Wildcat Rd

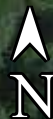
Water Resources on the Property

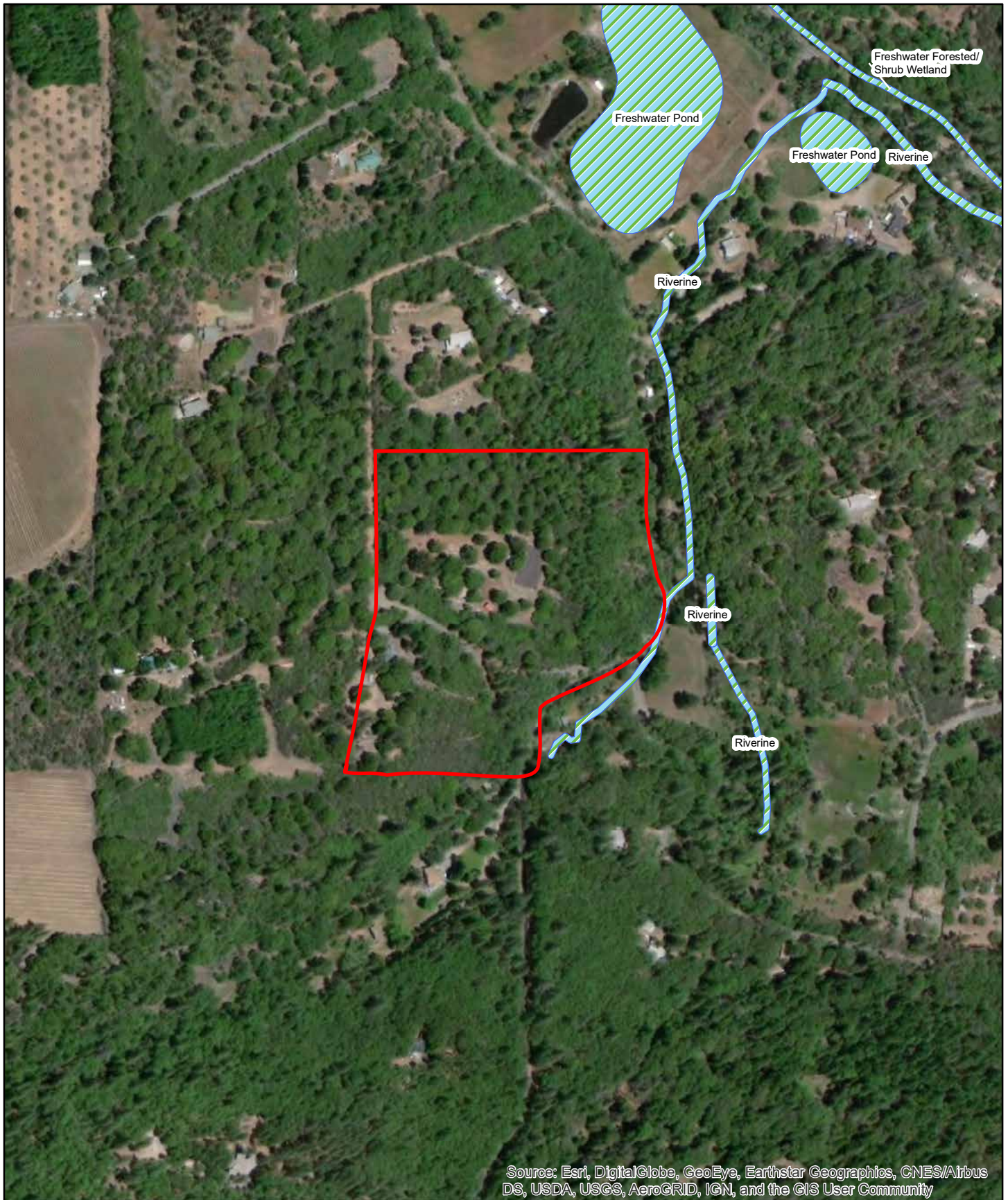
9261 Wildcat Road, Kelseyville



NATURAL INVESTIGATIONS
COMPANY

600 ft





Parcel location



Wetlands and Channels

0 125 250 Meters

0 500 1,000 Feet



1:5,000

9261 Wildcat Road
National Wetlands Inventory
Features Map



NATURAL
INVESTIGATIONS
COMPANY

APPENDIX 1: USFWS SPECIES LIST



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

Phone: (916) 414-6600 Fax: (916) 414-6713



In Reply Refer To:

April 26, 2019

Consultation Code: 08ESMF00-2019-SLI-1777

Event Code: 08ESMF00-2019-E-05698

Project Name: 9261 Wildcat Road

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

To Whom It May Concern:

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

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

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

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

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

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

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

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

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

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

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

Attachment(s):

- Official Species List

Official Species List

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

This species list is provided by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2019-SLI-1777

Event Code: 08ESMF00-2019-E-05698

Project Name: 9261 Wildcat Road

Project Type: ** OTHER **

Project Description: Bio Assessment

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.90151184304621N122.76079061970452W>



Counties: Lake, CA

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

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

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

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

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

Birds

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8246	Endangered

Flowering Plants

NAME	STATUS
Burke's Goldfields <i>Lasthenia burkei</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4338	Endangered
Few-flowered Navarretia <i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> (=N. <i>pauciflora</i>) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8242	Endangered
Many-flowered Navarretia <i>Navarretia leucocephala</i> ssp. <i>plieantha</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2491	Endangered
Slender Orcutt Grass <i>Orcuttia tenuis</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1063	Threatened

Critical habitats

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

APPENDIX 2: CHECKLIST OF PLANTS DETECTED IN THE STUDY AREA

**Plants Observed at 9261 Wildcat
Road, Kelseyville, CA on May 3, 2019**

Acmispon brachycarpus
Adenostema facicularis
Agoseris retrorsa
Arbutus menziesii
Arctostaphylos manzanita sp.
Arctostaphylos manzanita ssp. *glaucescens*
Arctostaphylos stanfordiana ssp. *stanfordiana*
Artemisia douglasii
Balsamorhiza deltoidea
Bromus hordeaceus
Bromus laevipes
Bromus madritensis ssp. *madritensis*
Cannabis sp.
Cardamine oligosperma
Carduus pycnocephalus
Castilleja sp.
Ceanothus incana
Ceanothus integerrimus var. *macrothyrsus*
Centaurea solstitialis
Cerastium glomeratum
Cercocarpus betuloides
Cirsium vulgare
Clarkia sp.
Claytonia parviflora ssp. *parviflora*
Collomia heterophylla
Cynoglossum grande
Delphinium nudicaule
Epilobium minutum
Eriophyllum lanatum
Erodium cicutarium
Festuca bromiodes
Festuca myuros
Ficus carica
Frangula californica
Galium aparine
Galium sp.
Garrya flavescens
Hosackia crassifolia var. *crassifolia*
Hypericum perforatum
Iris sp.
Keckiella lemmonii
Lamium amplexicaule
Lathyrus sp.
Lathyrus vestitus ssp. *vestitus*
Lupinus sp.
Marrubium vulgare
Matricaria matricarioides
Melissa officinalis
Micropus californicus var. *californicus*
Microseris douglasii ssp. *douglasii*
Pedicularis densiflora
Pinus attenuata
Pinus ponderosa
Poa annua
Poa bulbosa
Poa sp.
Prunus subcordata
Pseudotsuga menziesii
Pteridium aquilinum
Quercus berberidifolia
Quercus chrysolepis
Quercus durata
Quercus kelloggii
Quercus wislizeni
Ranunculus occidentalis var. *occidentalis*
Rhus trilobata
Rosa gymnocarpa var. *gymnocarpa*
Rubus armeniacus
Rubus ursinus
Rupertia physodes
Salix lasiolepis
Stachys pycnantha
Symphoricarpos alba
Torilis nodosa
Toxicodendron diversilobum
Verbascum thapsus
Viola purpurea

APPENDIX 3: SITE PHOTOS



IMG_1992.jpg



IMG_1993.jpg



IMG_1994.jpg



IMG_1995.jpg



IMG_1996.jpg



IMG_1997.jpg



IMG_1998.jpg



IMG_1999.jpg



IMG_2001.jpg



IMG_1915.jpg



IMG_1916.jpg



IMG_1917.jpg



IMG_1918.jpg



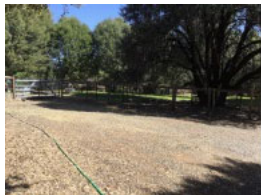
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IMG_1921.jpg



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IMG_1923.jpg



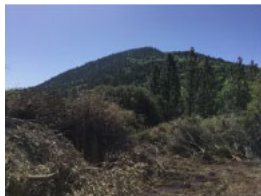
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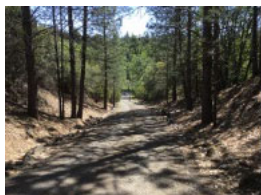
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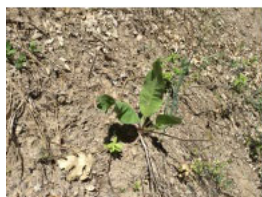
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IMG_1942.jpg



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IMG_1955.jpg



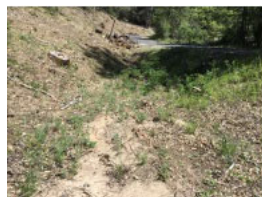
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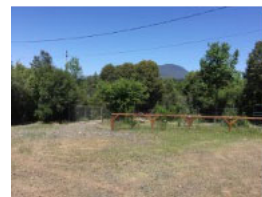
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IMG_1961.jpg



IMG_1962.jpg



IMG_1963.jpg



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IMG_1970.jpg



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IMG_1982.jpg



IMG_1983.jpg



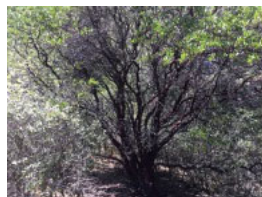
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Grounds Management Plan

Purpose and Overview

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California on Lake County APNs 011-044-17 and 011-044-18 (Project Property), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO’s proposed cultivation operation will be composed of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24’ X 96’ (2,304 ft²) immature plant area (proposed greenhouse), a 50’ X 50’ (2,500 ft²) Processing Facility (proposed metal building), and a 20’ X 20’ (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

This/MMO’s 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 MMO 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 MMO’s cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile work environment inside the Processing Facility. All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer’s original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer’s original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.

Solid Waste Management

The types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as used plastic seedling pots and spent plastic fertilizer/pesticide bags and bottles) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed outdoor cultivation/canopy area and Processing Facility. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a trailer (“dump trailer”), and hauled away by MMO staff to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. Two Lake County Integrated Waste Management facilities exist approximately an equal distance from the project site, which are Eastlake Landfill and Lake County Transfer and Recycling Facility. Most, if not all, of the solid waste generated by MMO’s proposed cultivation operation can and will be deposited at one or both of these facilities.

Site Maintenance

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation operation to provide for visibility and security monitoring.

Access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be regularly serviced and made available for use whenever staff onsite.

Compliance with SRA Fire Safe Regulations

The Project Property is located within the Kelseyville Fire Protection District and the California Board of Forestry and Fire Protection (CALFIRE) State Responsibility Area (SRA). As such, MMO’s proposed cultivation operation must comply with SRA Fire Safe Regulations, and MMO will develop the following improvements to adhere to those regulations. Please see the attached Fire Map for a graphic representation of the existing/proposed improvements referenced below.

Emergency Access and Egress

The Project Property is accessed from two two-lane roads, Mombacho Road and Wildcat Road. An existing driveway running through the Project Property, approximately 850 feet in length, connects Mombacho Road and Wildcat Road. MMO will convert the existing driveway into a one-way access road, to access the area of the proposed cultivation operation. The existing driveway/proposed one-way access road is more than 12-foot wide, with less than 16 percent grade, and has an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds.

A two-lane dead-end access road will be established off of the existing driveway/proposed one-lane access road to access the buildings of the proposed cultivation operation from the existing driveway/proposed one-lane access road and Mombacho Road. The proposed two-lane access road will be at least 20 feet wide, with less than 16 percent grade, and will have an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds. A hammerhead/T, at least 60 feet in length at the top of the "T", will be used as the turnaround at the end of the two-lane dead-end access road.

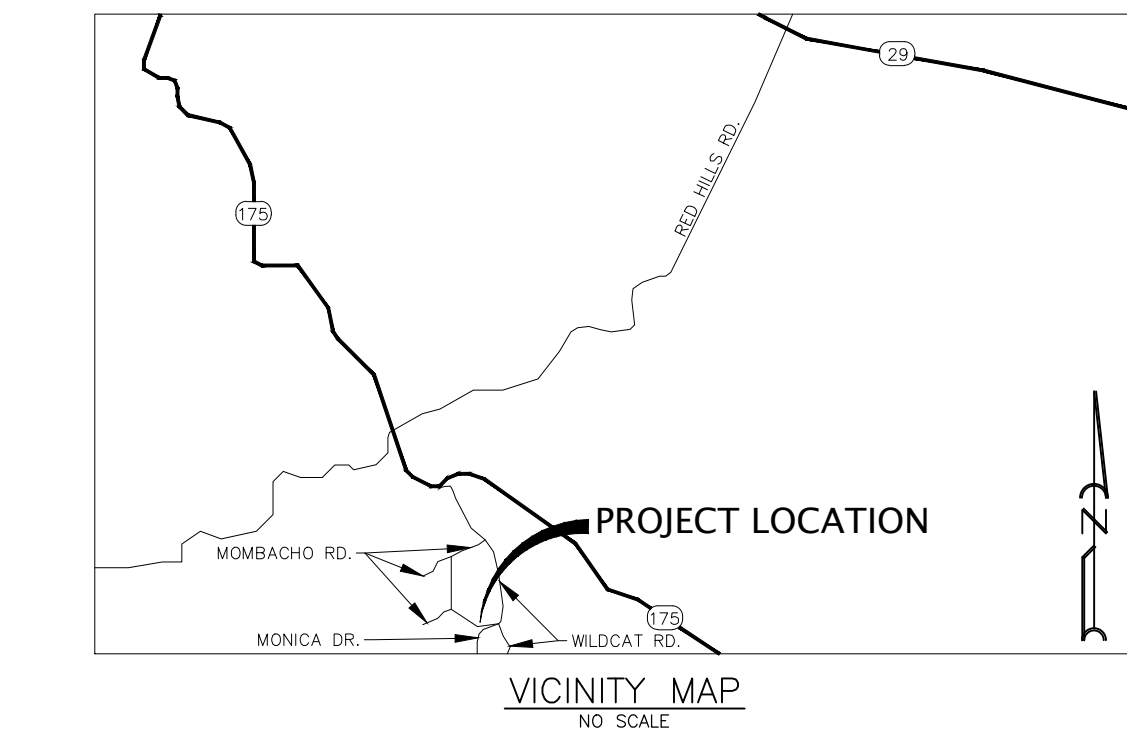
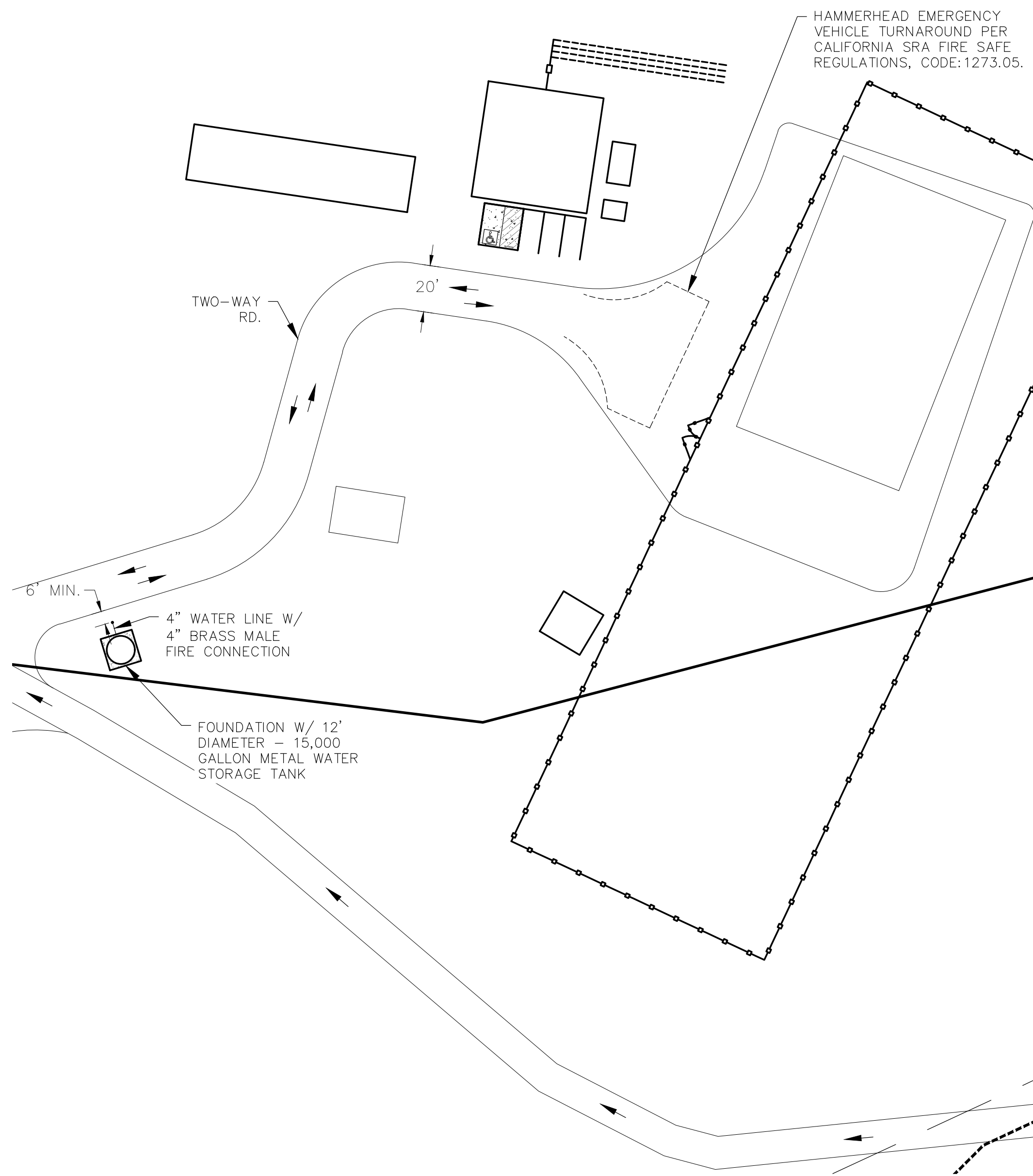
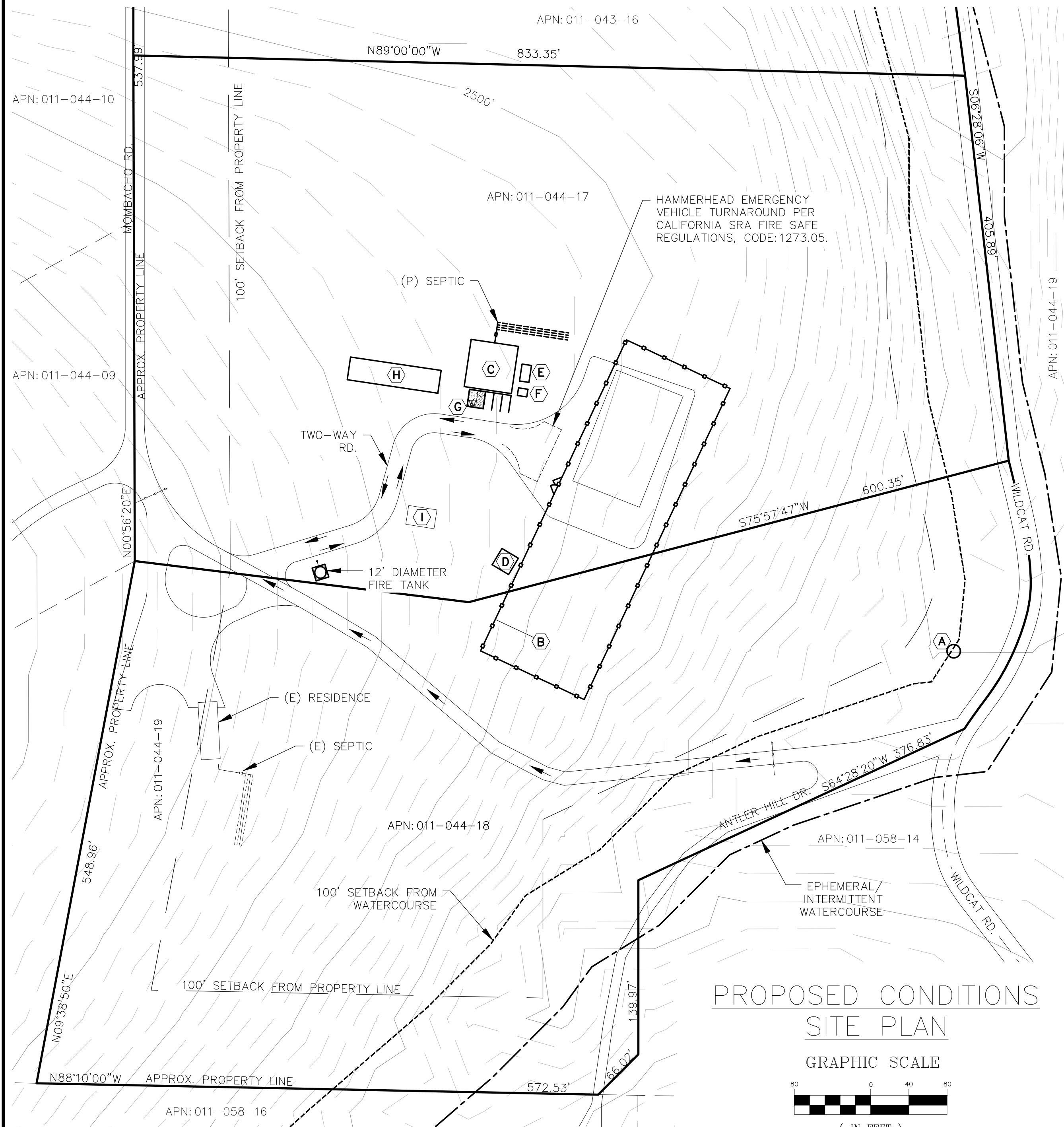
Signing and Building Numbering

The address of MMO's proposed cultivation operation will be displayed on each end of the existing driveway/proposed one-way access road, where the existing driveway/proposed one-way access road meets Mombacho and Wildcat Roads. MMO's address will be displayed on a metal rectangle, mounted to a metal post, and installed in a location so that it is visible and legible from at least 100 feet in both directions, on Mombacho and Wildcat Roads. The numbers of MMO's address will be reflectorized, of a contrasting color (to the color of the metal rectangle), and will have a height of at least 4 inches with 0.5 stroke.

Emergency Water Supply & Defensible Space

MMO will install a 12-foot diameter, +15,000-gallon, metal emergency water storage tank on a concrete slab located directly adjacent to the existing driveway/proposed one-lane access road of the Project Property. The proposed metal emergency water storage tank will be connected to a 2-foot high hydrant/fire valve equipped with 2.5-inch National Hose male thread and cap. The hydrant/fire valve will be located approximately 6 feet north of the existing driveway/proposed one-lane access road, and will be identified with a +3" reflectorized blue marker mounted to a 4-foot tall/high metal post.

MMO will remove all flammable vegetation within 30 feet of the buildings, cultivation areas, and emergency water storage tank and hydrant/fire valve of their proposed cultivation operation. MMO will maintain 100 feet of defensible space around their 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.



MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451 - LAKE COUNTY
APNS:011-044-17 & 011-044-18

- LEGEND:**
- 1530 CONTOUR ELEVATION
 - FENCE
 - ASPHALT
 - GRAVEL
 - EARTH
 - (E) POWER POLE
 - APN ASSESSOR'S PARCEL NUMBER
 - APPROX APPROXIMATE
 - DWY DRIVEWAY
 - (E) EXISTING
 - (P) PROPOSED
 - RD ROAD
 - SF SQUARE FEET
- NOTES:**
- CONTOUR INTERVAL IS 5'
- (A) (E) GROUNDWATER WELL - LAT: 38.90131° ; LONG: -122.75927°
- (B) (P) 120'x360' OUTDOOR CULTIVATION/CANOPY AREA
- (C) (P) 50'x50' PROCESSING BUILDING
- (D) (E) 20'x20' WOODEN SHED / (P) AGRICULTURAL CHEMICALS STORAGE AREA
- (E) (P) COMPOSTING AREA
- (F) (P) DESIGNATED REFUSE AREA
- (G) (P) A.D.A. / EMPLOYEE PARKING
- (H) (P) 24'X96' GREENHOUSE - IMMATURE PLANT AREA

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. 6/30/19
CIVIL
STATE OF CALIFORNIA

FIRE MAP

MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451
LAKE COUNTY APNS:011-044-17 & 011-044-18

PLOTTED BY:

DATE PLOTTED:
12/02/19

SCALE OF DRAWING:
SEE PLAN

JOB NUMBER:

GRID FILE:

SHEET:

1

Security Management Plan

Purpose and Overview

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California on Lake County APNs 011-044-17 and 011-044-18 (Project Property), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 "Medium Outdoor" and A-Type 13 Distributor Transport Only, Self-Distribution. MMO's proposed cultivation operation will be composed of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24' X 96' (2,304 ft²) immature plant area (proposed greenhouse), a 50' X 50' (2,500 ft²) Processing Facility (proposed metal building), and a 20' X 20' (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

The purpose of this/MMO's Security Management Plan (SMP) is to minimize criminal activity, provide for safe and secure working environments, protect private property and prevent damage to the environment. This SMP includes a description of the security measures that will be implemented at the proposed cultivation operation to prevent unauthorized access and theft or diversion of cannabis, a description of the proposed video surveillance system, and protocols that MMO will follow to ensure overall site security. This SMP is also designed to be compliant with the Emergency Regulations for Cannabis Cultivation, authored by CDFA's CalCannabis Licensing programs, as well as the regulations established by the California Department of Public Health for state-licensed cannabis businesses.

Secured Entry and Access

The Project Property and proposed cultivation operation are accessed via a private gravel access road/driveway that connects Wildcat Road (east) and Mombacho Road (west). Metal gates are located on both ends of the private access road/driveway to control entry/access to the Project Property. Both gates will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever MMO personnel are not present.

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

A 100-foot defensible space (vegetation management) will be established and maintained around the proposed cultivation operation for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms will be installed at the metal gates on both ends of

the private gravel access road/driveway, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights will be installed on all external corners of the proposed cultivation area(s), and on each end of the private gravel access road/driveway. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Personnel will be instructed to notify MMO managerial staff immediately if/when suspicious activity is detected. MMO managerial staff will investigate the suspicious activity for potential threats, issues, or concerns. MMO will contact the Lake County Sheriff's Office immediately if/when a threat is detected.

When a visitor arrives at the proposed cultivation operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of MMO's managerial staff. The staff member will verify the visitor's identification and appropriate documentation/credentials. They will then be assigned an escort to show the visitor to the appropriate area(s), in accordance to their approved itinerary. No visitors will ever be left unattended.

Video Surveillance

MMO will use a color capable closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in all sensitive areas. All cameras will be equipped with motion sensing technology to activate the cameras when motion is detected, and all cameras (exterior and interior) will be waterproof. The CCTV system will feed into a Monitoring Station within a climate controlled Security Room within the proposed Processing Facility, where video from the CCTV system will be digitally recorded. Video recordings will display the current date and time, and all recordings will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape. Video management software of the monitoring station will be capable of supporting remote access, and will be equipped with a failure notification system that immediately notifies MMO's managerial staff of any interruptions or failures. All sensitive areas covered by MMO's video surveillance system will have adequate lighting to illuminate the camera's field of vision.

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

- Interior and exterior of all entryways and exits to the proposed cultivation areas (including the proposed immature plant area/greenhouse) and the proposed Processing Facility (where cannabis/cannabis products will be weighed, processed, packaged, stored, quarantined, destroyed, loaded/unloaded, and/or moved);
- Interior of each room of the proposed Processing Facility (including the Security Room); and
- The interior and exterior of the entryway/exit to the Security Room.

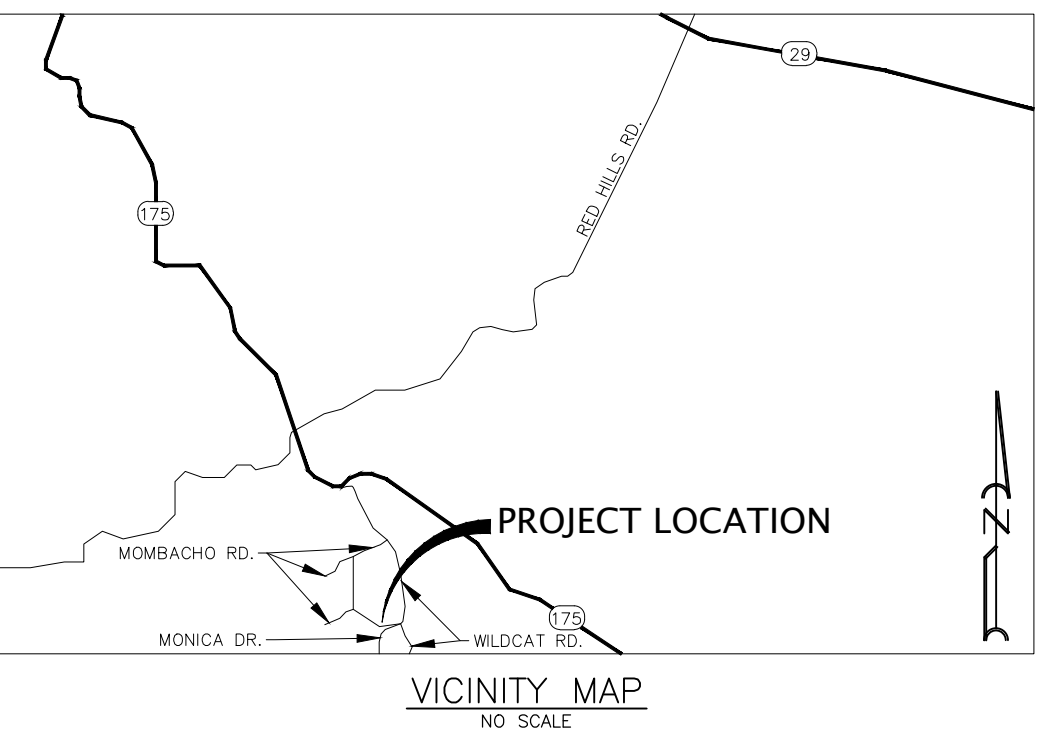
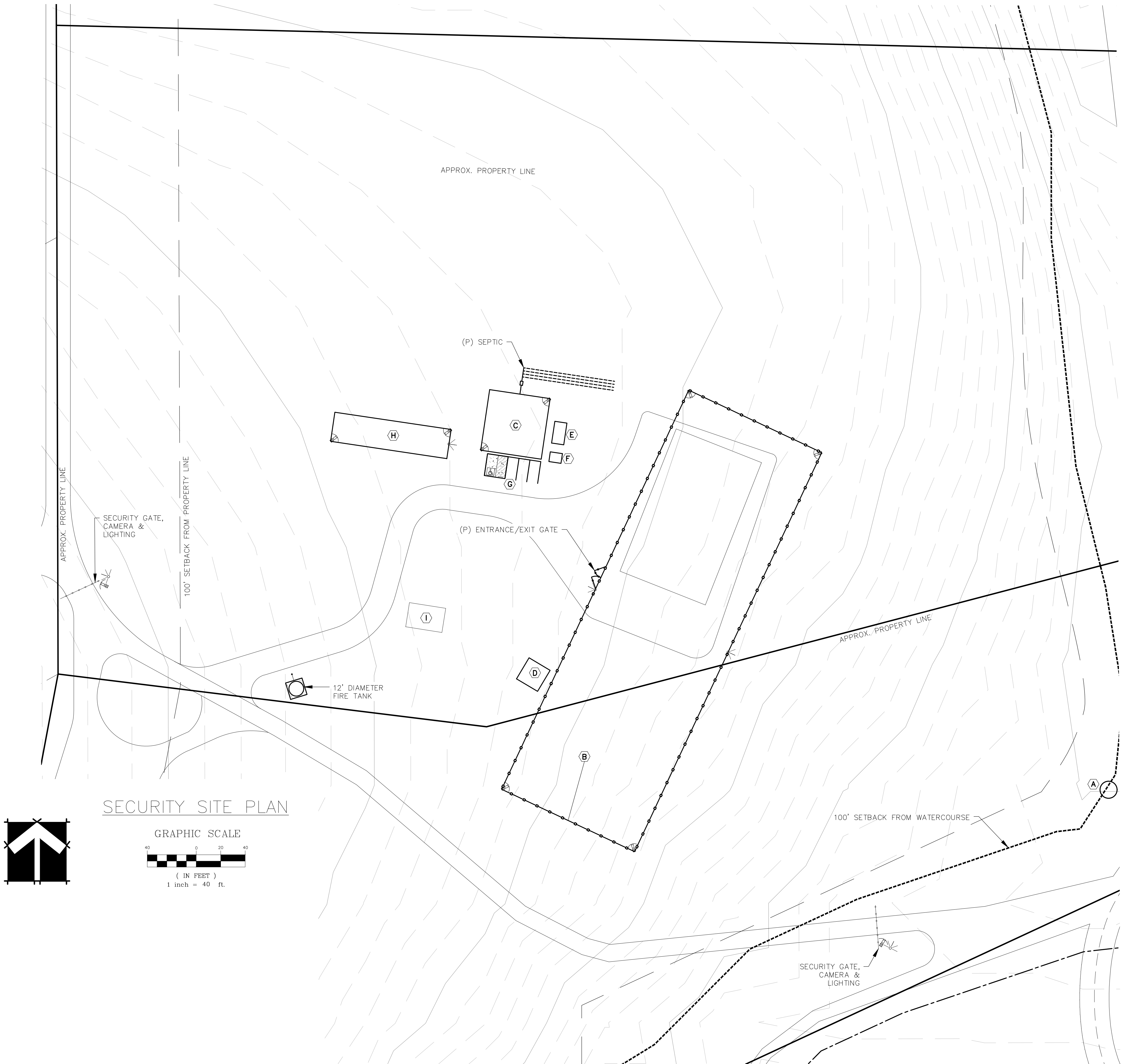
Diversions/Theft Prevention

All MMO personnel will be required to undergo a criminal background check. Visitors and personnel will be required to sign-in and sign-out each day, and record the areas in which they worked and the tasks they were assigned. MMO will adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All personnel will be trained in the requirements of the CCTT system, and all cannabis transfers/movement will be reported through the CCTT system. At least one member of MMO's managerial staff will be a designated track-and-trace system administrator. A track-and-trace system administrator will supervise all tasks with high potential for diversion/theft, and will document which personnel took part in the task(s). In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

Community Liaison and Emergency Contact

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

The Community Liaison/Emergency Contact for Mombacho Mountain Organic's cultivation operation is Mr. Daniel "Dan" Westphal. Mr. Westphal's cell phone number is (808) 599-0076, and his email address is rideonsaipan@yahoo.com.



MOMBACHO MOUNTAIN ORGANICS
9261 WILDCAT RD.
KELSEYVILLE, CA 95451 - LAKE COUNTY
APNS:011-044-17 & 011-044-18

LEGEND:

- 1530 CONTOUR ELEVATION
- FENCE
- ASPHALT
- GRAVEL
- EARTH
- EXISTING POWER POLE
- (P) SECURITY LIGHTS
- (P) SECURITY CAMERAS
- APN ASSESSOR'S PARCEL NUMBER
- APPROX APPROXIMATE
- DWY DRIVEWAY
- (E) EXISTING
- (P) PROPOSED
- RD ROAD
- SF SQUARE FEET

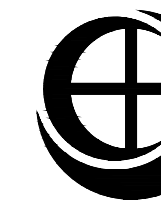
NOTES:

- CONTOUR INTERVAL IS 5'

- (A) (E) GROUNDWATER WELL - LAT: 38.90131° ; LONG: -122.75927°
- (B) (P) 120'x360' OUTDOOR CULTIVATION/CANOPY AREA
- (C) (P) 50'x50' PROCESSING BUILDING
- (D) (E) 20'x20' WOODEN SHED / (P) AGRICULTURAL CHEMICALS STORAGE AREA
- (E) (P) COMPOSTING AREA
- (F) (P) DESIGNATED REFUSE AREA
- (G) (P) A.D.A. / EMPLOYEE PARKING
- (H) (P) 24'x96' GREENHOUSE - IMMATURE PLANT AREA
- (I) (E) 30'x20' WOODEN GARAGE

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA. 96001
530-526-7493



SECURITY SITE PLAN

PLOTTED BY:

DATE PLOTTED:

SCALE OF DRAWING:

JOB NUMBER:

CADD FILE:

SHEET:

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Storm Water Management Plan

Purpose and Overview

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California on Lake County APNs 011-044-17 and 011-044-18 (Project Property), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO’s proposed cultivation operation will be composed of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24’ X 96’ (2,304 ft²) immature plant area (proposed greenhouse), a 50’ X 50’ (2,500 ft²) Processing Facility (proposed metal building), and a 20’ X 20’ (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

The intent/purpose of MMO’s Storm Water Management Plan is to protect the water quality of the surface water and stormwater management systems managed by Lake County, and to evaluate the impact on downstream property owners. MMO’s proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 4,804 square feet or less than 0.6% of the Project Property, through the installation of a 24’ x 96’ (2,304 ft²) immature plant area/greenhouse and a 50’ x 50’ (2,500 ft²) Processing Facility (metal building). MMO’s proposed outdoor cultivation/canopy area will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site.

MMO will focus on low impact development (LID) and “green” stormwater management infrastructure to achieve permanent stabilization post site development as quickly as possible. LID practices utilizing “green” infrastructure will manage storm water by minimizing impervious surfaces, maintaining, preserving, and enhancing existing vegetation, and by using natural systems to filter and infiltrate stormwater into the ground. LID with “green” storm water infrastructure is cost competitive with traditional storm water management infrastructure/practices, while providing numerous other long-term benefits, such as improved water quality, ecosystem enhancement, and preserved/improved aesthetics. The stormwater management measures outlined in this Storm Water Management Plan meet and/or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code).

Receiving Water Bodies and Infrastructure

The Project Property is located within the Kelsey Creek-Clear Lake Watershed (HUC10) and the Cole Creek Sub-watershed (HUC 12). An unnamed intermittent Class II watercourse and tributary to Cole Creek (NHD/DFG Water ID: 116953978), flows from southwest to northeast through the southeastern corner of the Project Property, then north along the eastern boundary of the Project Property. The unnamed intermittent Class II watercourse flows into Cole Creek

approximately 0.25 miles northeast of MMO's proposed cultivation operation. Cole Creek flows under Wildcat Road via a reinforced concrete box culvert approximately 0.4 miles north of MMO's proposed cultivation operation, and under Highway 29 approximately 4 miles northwest of the Project Property. The Project Property and proposed cultivation operation are accessed via a private gravel access road/driveway that runs from east to west through the Project Property, connecting Wildcat Road (east) and Mombacho Road (west). There are no watercourse crossings on the private gravel access road/driveway, nor any surface water bodies within 250 feet of the proposed cultivation operation. Development of MMO's proposed cultivation operation, with the implementation of the LID practices and erosion and sediment control measures outlined below, will not increase the volume of stormwater discharges from the Project Property onto adjacent properties or flood elevations downstream.

Ground Disturbance and Grading

Soils of the Project Property are identified as the Bottlerock-Glenview-Arrowhead complex with 5 to 30 percent slopes by the NRCS Web Soil Survey (attached), and characterized as well-drained gravelly loams. MMO's proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 4,804 square feet or less than 0.6% of the Project Property, through the construction of a 24' x 96' (2,304 ft²) immature plant area/greenhouse and a 50' x 50' (2,500 ft²) Processing Facility (metal building). A small amount of grading (less than 50 cubic yards) will be necessary to create level pads on which the proposed buildings/structures will be constructed. Two-hundred (200) four-foot square and two-foot deep garden/planting beds will be excavated within the proposed outdoor cultivation/canopy area using a small utility tractor, which will result in the movement of approximately 240 cubic yards of earthen material.

Erosion and Sediment Control Measures

Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas will be located more than 250 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil prior to November 15th of each year at a rate of two tons per acre, until permanent stabilization has been achieved. Straw wattles 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. MMO's Site Manager

will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code.

Storm Water Management Monitoring and Reporting

The following are the Monitoring and Reporting Requirements for MMO's 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."

MMO will adhere to these monitoring requirements to maintain compliance with the Cannabis General Order, and will be happy to provide a copy of their 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 MMO’s proposed cannabis cultivation operation will be limited to cannabis plant stems. All other parts of cannabis plants cultivated at this site will be transferred to a State of California-licensed Distributor for distribution to State of California-licensed Manufacturers and Retailers. MMO anticipates that the proposed cannabis cultivation operation will generate less than 200 pounds of dried cannabis waste each cultivation season (April 1st through November 15th). All cannabis waste will be composted onsite.

Cannabis Waste Composting

All cannabis waste generated from MMO’s proposed cultivation operation will be composted on-site and in compliance with Title 14 of the California Code of Regulations at Division 7, Chapter 3.1. Cannabis waste will be ripped/shredded and placed into plastic containers under video surveillance within the proposed Processing Facility. When a plastic container is full, it will be weighed, then its contents will be dumped in the designated composting area. In the designated composting area, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation/canopy area as a soil amendment.

Cannabis Waste Records/Documentation

Cannabis waste generated from MMO’s cannabis cultivation operation will be identified, weighed, and tracked while onsite. All required information pertaining to cannabis waste will be entered into the State of California Cannabis Track-and-Trace (CCTT) system. MMO 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 MMO's proposed outdoor cannabis cultivation/canopy area will be composed of a below grade native soil mixture within four-foot square and two-foot deep garden/planting beds. The amended native soil mixture of the proposed outdoor cultivation/canopy area will be amended with compost, composted manure, worm castings, and vermiculite (only when needed to achieve the desired soil density), and reused annually. The growing medium of the proposed immature plant area will be an imported organic soil mixture in plastic nursery pots. The growing medium of the plastic nursery pots will be incorporated into the garden/planting beds of the proposed outdoor cultivation/canopy area when plants are transferred from the immature plant area to the proposed outdoor cultivation/canopy area. MMO will only use low salt fertilizers, so that salts do not accumulate within the organic soil mixture of the proposed cultivation areas, rendering the organic soil mixture unusable.

Growing Medium Waste

Ideally, the growing medium of the cultivation areas will 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 removed from the cultivation area(s), quarantined, 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, then incorporated with compost in the designated composting area. After composting, the treated soil will be reintroduced to the proposed cultivation area(s) as a soil amendment. No growing medium waste should be generated from MMO's proposed cannabis cultivation operation (all growing medium should be recycled/reused).

Central Valley Regional Water Quality Control Board

19 February 2019

WDID: 5S17CC408820

Kirk Westphal
Mombacho Mountain Organics
9175 Mombacho Rd. NW
Kelseyville, CA 95451

Daniel Westphal
9261 Wildcat Rd.
Kelseyville, CA 95451

Kathy McGuire
9261 Wildcat Rd.
Kelseyville, CA 95451

NOTICE OF APPLICABILITY, WATER QUALITY ORDER WQ-2017-0023-DWQ, KIRK WESTPHAL, APN 011-043-14, 011-043-16, 011-044-17, 011-044-18, LAKE COUNTY

Kirk Westphal, for Mombacho Mountain Organics (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on 12 February 2019, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy- Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **5S17CC408820**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Central Valley Regional Water Quality Control Board (Central Valley Water Board) will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA, including non-payment of annual fees.

Pursuant to the General Order and Policy, **Kirk Westphal, Daniel Westphal, and Kathy McGuire** (hereafter "Landowner") is ultimately responsible for any water quality degradation that occurs on or emanates from the property and for water diversions that are not in compliance with the Policy. Accordingly, both the Discharger and Landowner will be held responsible for correcting non-compliance.

Our records show the Discharger was previously enrolled under the Central Valley Regional Water Board's Waste Discharge Requirements General Order for Discharges of Waste Associated with Medicinal Cannabis Cultivation Activities, Order R5-2015-0113. For administrative purposes, the Discharger's enrollment for WDID 5A17MJ00016 under Order R5-2015-0113 is hereby terminated.

1. FACILITY AND DISCHARGE DESCRIPTION

All dischargers enrolled under the North Coast Regional Water Board's Order (R1-2015-0023) or the Central Valley Regional Water Board's Order (R5-2015-0113) as of 17 October 2017, (the adoption date of the General Order) may retain the reduced setbacks applicable under the appropriate Regional Water Board order unless the Executive Officer for the appropriate Regional Board determines that the reduced setbacks applicable under their regional order are not protective of water quality. However, sites that expand their cannabis cultivation area or other cannabis related activities must comply with the riparian setbacks in the General Order.

The information submitted by the Discharger states the disturbed area is equal to or greater than 1 acre (43,560 square feet), no portion of the disturbed area is within the setback requirements, no portion of the disturbed area is located on a slope greater than 30 percent, and the cannabis cultivation area is less than 1 acre.

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

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at: <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, this NOA, and the Monitoring and Reporting Program (MRP, Attachment B of the General Order). Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Central Valley Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Central Valley Water Board in developing a compliance schedule as described in Attachment A of the General Order.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report(s) shall be submitted by the Discharger as described below:

1. A *Site Management Plan*, by **13 May 2019** consistent with the requirements of General Order Provision C.1.a., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Management Plan*.
2. A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The

Site Closure Report must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

4. MONITORING AND REPORTING PROGRAM

The Discharger shall comply with the Monitoring and Reporting Program (MRP). Attachment B of the General Order provides guidance on the contents for the annual reporting requirement. Annual reports shall be submitted to the Central Valley Water Board by March 1 following the year being monitored. The Discharger shall not implement any changes to this MRP unless and until a revised MRP is issued by the Central Valley Water Board's Executive Officer or the State Water Board's Chief Deputy Director, or Deputy Director.

5. ANNUAL FEE

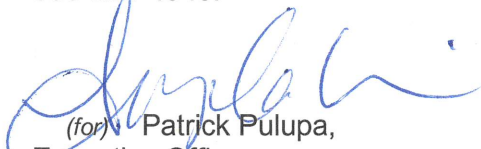
According to the information submitted, the discharge is classified as Tier 2, low risk with the current annual fee assessed at \$1,000. The fee is due and payable on an annual basis until coverage under this General Order is formally rescinded. To rescind coverage, the Discharger must submit a Notice of Termination, including a *Site Closure Report* at least 90 days prior to termination of activities and include a final MRP report.

6. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Central Valley Water Board reserves the right to inspect the site before approving an NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the Central Valley Water Board staff by telephone at 530-224-4845 so that a site-specific compliance schedule can be developed.

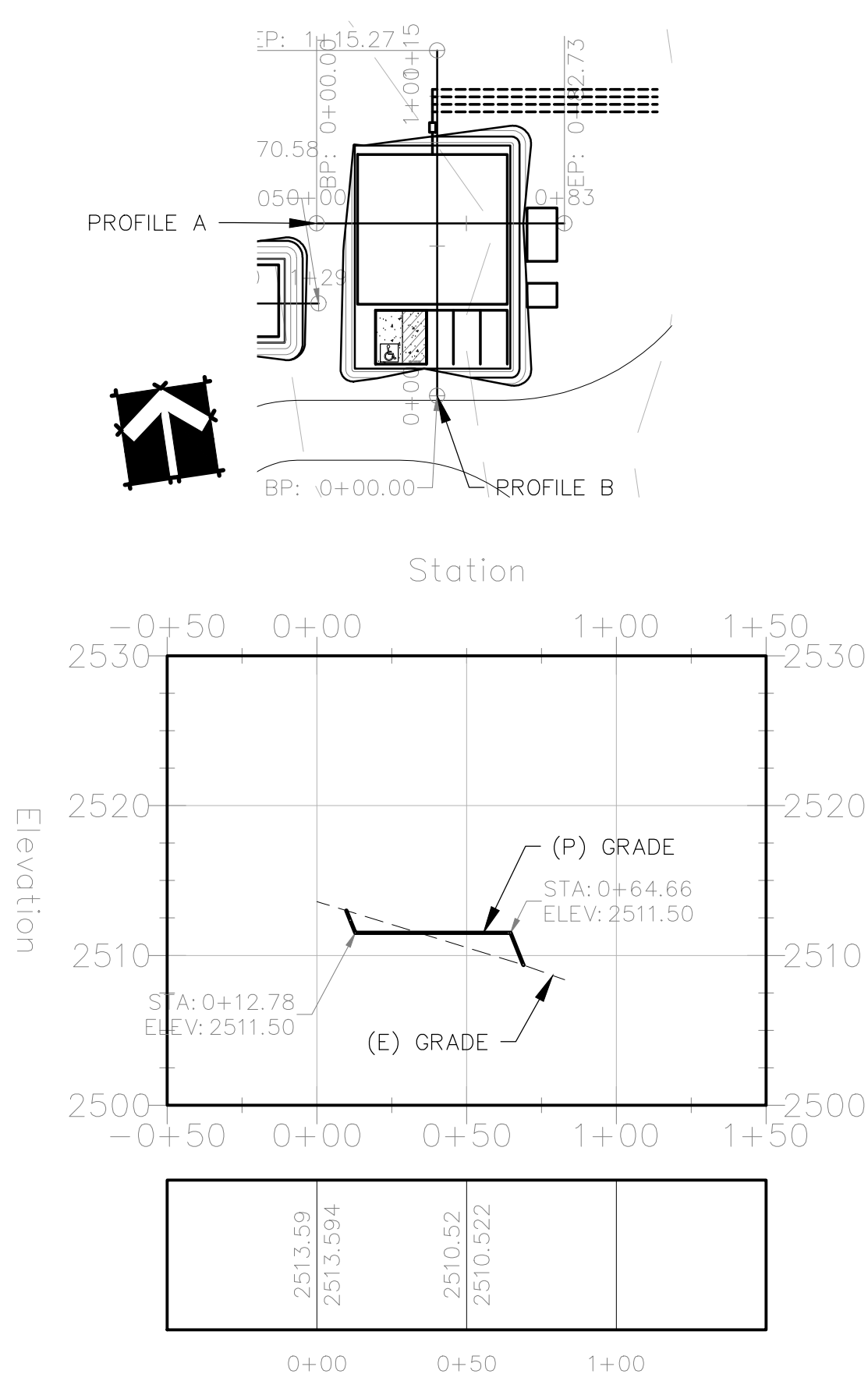
All monitoring reports, submittals, discharge notifications, and questions regarding compliance and enforcement should be directed to centralvalleyredding@waterboards.ca.gov or 530-224-4845.



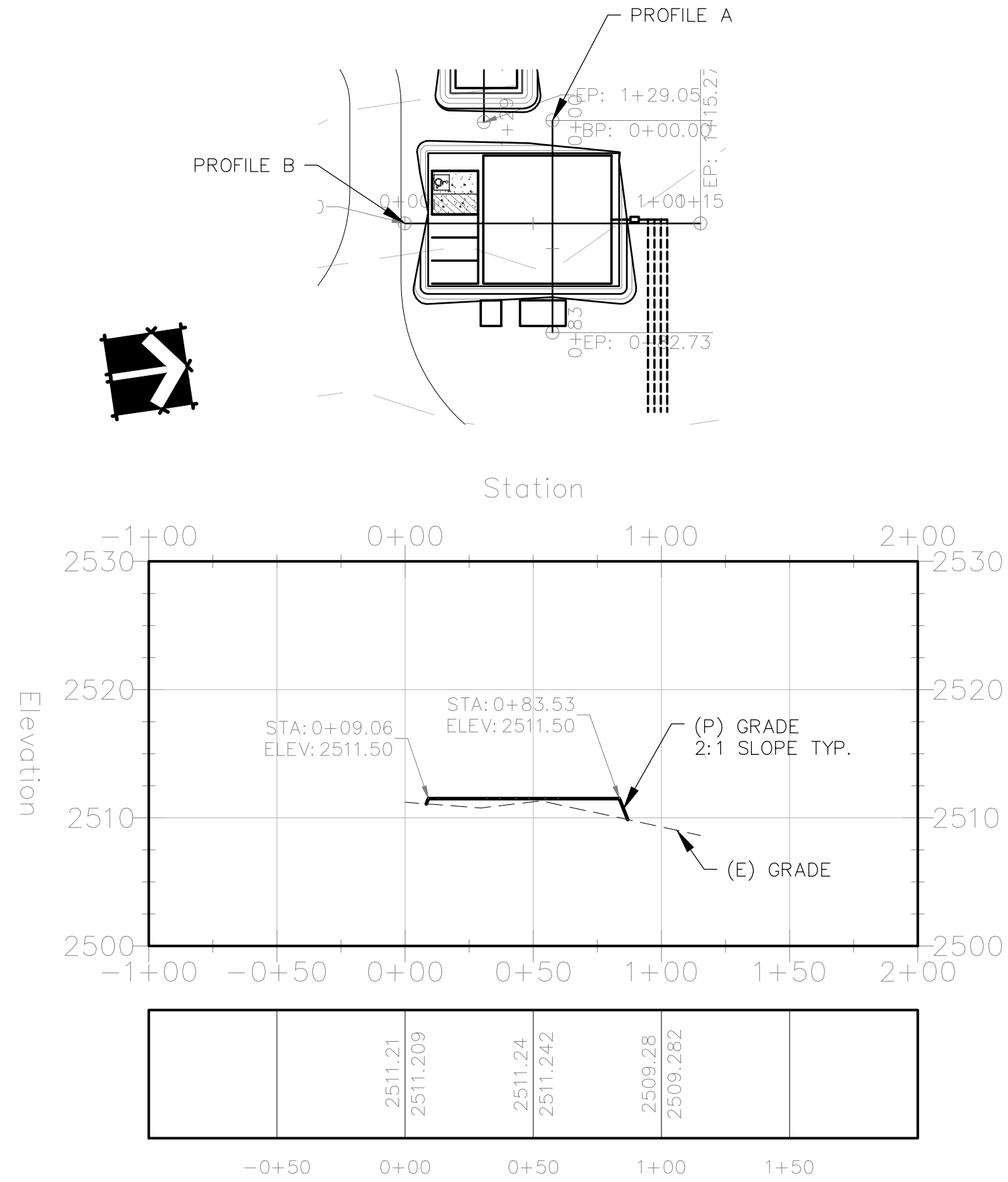
(for) Patrick Pulupa,
Executive Officer

KBH: ch

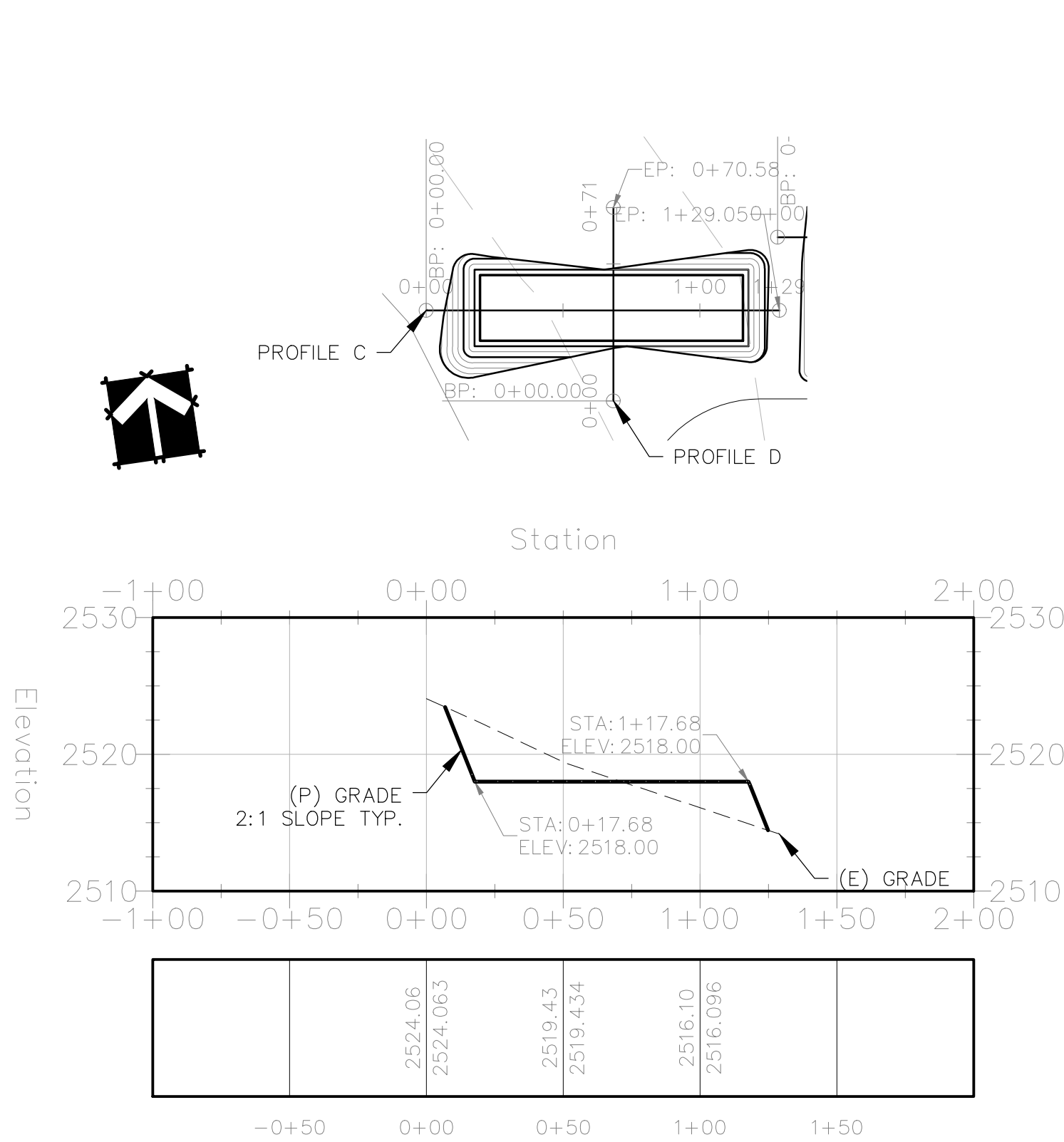
cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
Byron Turner, Lake County Planning Department, Lakeport



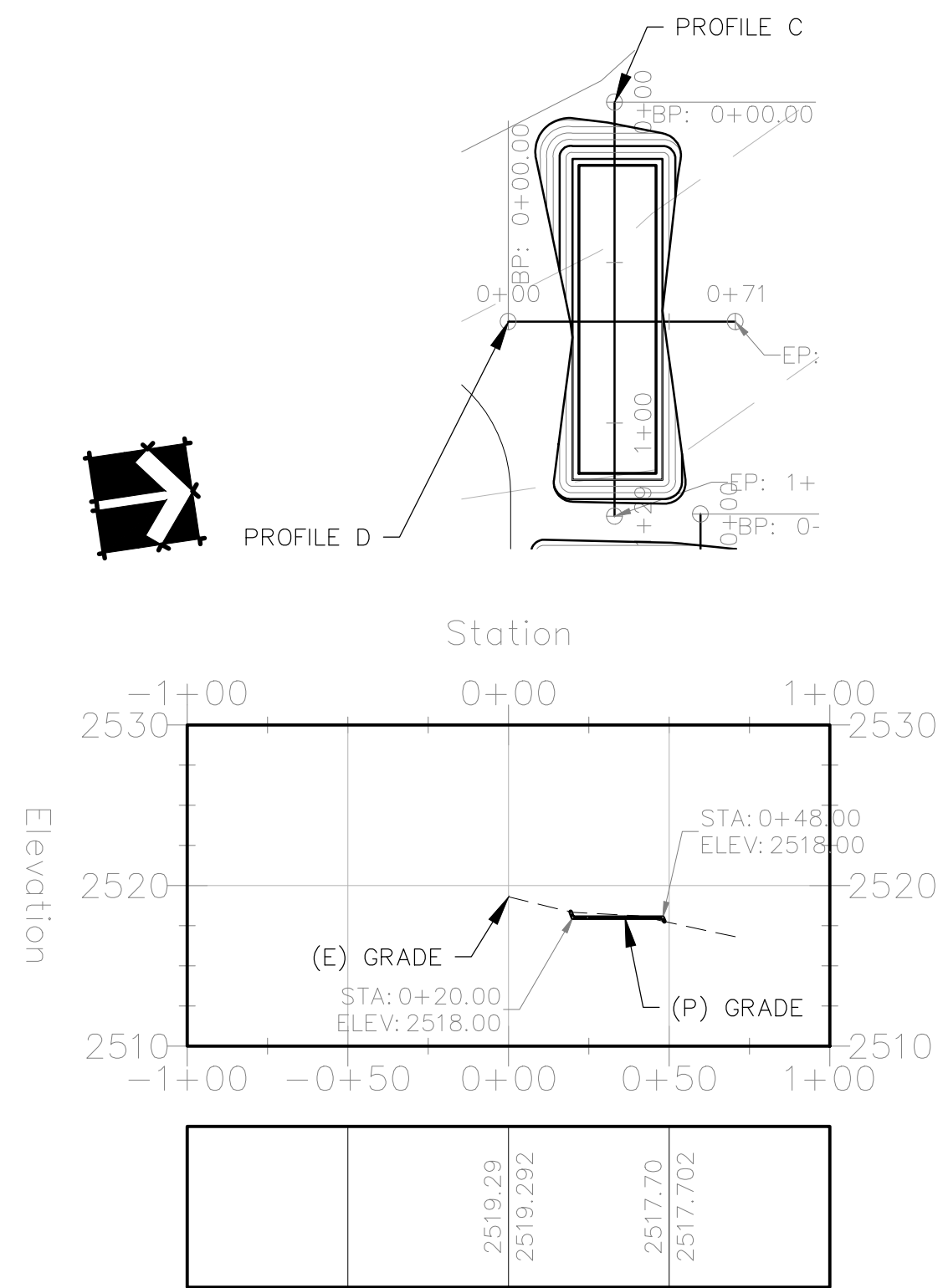
PROFILE - A
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



PROFILE - D
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

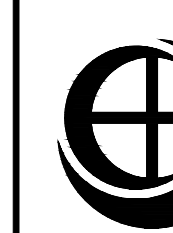
GRADING PLAN & PROFILES

GENERAL GRADING NOTES

- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT SLOPES IN EXCESS OF 2:1.
- FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR FILL SLOPES IN EXCESS OF 2:1.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION INCLUDING ROOTS, LOOSE FILL, TRASH AND OTHER DELETERIOUS MATERIALS. ANY HOLES OR VOIDS LEFT AFTER THE REMOVAL OF TREE ROOTS, SEPTIC TANKS, ABANDONED FOUNDATIONS, PIPE LINES OR THE LIKES SHALL BE FILLED AS SPECIFIED UNDER PLACEMENT OF FILL BELOW.
- FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% FOR ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.
- THE FACES OF ALL CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. WHERE NECESSARY, BERMS, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE UTILIZED FOR EROSION CONTROL.
- ALL GRADES SHALL BE STRAIGHT BETWEEN INDICATED POINTS WITH SMOOTH TRANSITIONS AT INDICATED POINTS.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO WORKING WITHIN THE COUNTY RIGHT OF WAY.
- GRADING WORK WILL BE DONE IN A MANNER TO PREVENT STORM DAMAGE TO PUBLIC OR PRIVATE PROPERTY OF OTHERS BY FLOODING, EROSION, DEBRIS OR ANY OTHER DAMAGE RESULTING FROM THE GRADING WORK.
- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE C
REDDING, CA, 96001
530-526-7493



GRADING PLAN / PROFILES

PLOTTED BY:

DATE PLOTTED:

12/02/19

SCALE OF DRAWING:

SEE PLAN

JOB NUMBER:

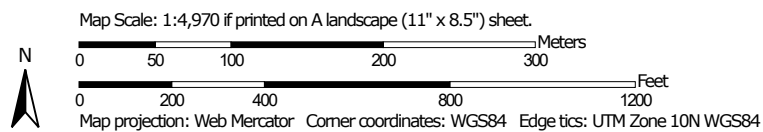
GRID FILE:

SHEET:

Soil Map—Lake County, California
(MMO Soil Map)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/14/2019
Page 1 of 3

Soil Map—Lake County, California
(MMO Soil Map)

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 15, Sep 17, 2018

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

Date(s) aerial images were photographed: Sep 18, 2016—Nov 4, 2017

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
117	Bottlerock-Glenview-Arrowhead complex, 5 to 30 percent slopes	75.5	87.3%
128	Collayomi-Aiken-Whispering complex, 30 to 50 percent slopes	11.0	12.7%
Totals for Area of Interest		86.5	100.0%

Water Use Management Plan

Purpose and Overview

Mombacho Mountain Organics, LLC (MMO) is seeking a Major Use Permit from the County of Lake for a proposed commercial cannabis cultivation operation at 9261 Wildcat Road in Kelseyville, California on Lake County APNs 011-044-17 and 011-044-18 (Project Property), to conduct the following commercial cannabis activities and obtain the following commercial cannabis licenses: A-Type 3 “Medium Outdoor” and A-Type 13 Distributor Transport Only, Self-Distribution. MMO’s proposed cultivation operation will be composed of a 43,200 ft² fenced outdoor cultivation/canopy area, a 24’ X 96’ (2,304 ft²) immature plant area (proposed greenhouse), a 50’ X 50’ (2,500 ft²) Processing Facility (proposed metal building), and a 20’ X 20’ (400 ft²) Pesticides & Agricultural Chemicals Storage Area (existing metal carport).

This/MMO’s 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 Kelsey Creek-Clear Lake Watershed (HUC10) and the Cole Creek Sub-watershed (HUC 12). An unnamed intermittent Class II watercourse and tributary to Cole Creek (NHD/DFG Water ID: 116953978), flows from southwest to northeast through the southeastern corner of the Project Property, then north along the eastern boundary of the Project Property. The unnamed intermittent Class II watercourse flows into Cole Creek approximately 0.25 miles northeast of MMO’s proposed cultivation operation. Additionally, there is an ephemeral Class III watercourse, that also flows from south to north along the eastern property line of the Project Property, before crossing under Wildcat Road and entering the previously mentioned intermittent Class II watercourse. MMO’s proposed cultivation operation will be located well over 150 feet from these surface water bodies.

Groundwater

Soils of the Project Property are identified as the Bottlerock-Glenview-Arrowhead complex with 5 to 30 percent slopes by the NRCS Web Soil Survey (attached), and characterized as well-drained gravelly loams. The United States Geological Survey Map of the Santa Rosa Quadrangle defines the area in the vicinity of the Project Property as Clear Lake Volcanics, composed of dacite, andesite, basalt, rhyolite, tuff and other pyroclastic rocks. The Project Property is located within the Clear Lake Pliestocene Volcanic Ar. groundwater basin/Clear Lake Volcanics Groundwater Source Area as identified in the 2006 Lake County Groundwater Management Plan. There is an existing groundwater well on the Project Property located at Latitude 38.90131 and Longitude -122.75927, which will serve as the primary water source for MMO's proposed cannabis cultivation operation. This well was drilled in 1977 to a depth of 99 feet (screened between 75 and 99 feet) and has an estimated yield of 20 gallons per minute.

Water Resources Protection

MMO will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible 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 are/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 the portable restroom facilities at all times when onsite.

The Project Property was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. 2017-0023-DWQ) on February 19th, 2019 as a Tier 2 Low Risk discharger. MMO has maintained compliance with the State and Central Valley General Orders, and will continue to maintain compliance for the protection of water resources for as long as they are in operation.

Water Sources and Storage

Water will be provided to Mombacho Mountain Organics (MMO) proposed cultivation operation from the groundwater well located at Latitude 38.90131° and Longitude -122.75927° on Lake County APN 011-04418. This well was drilled in 1977 and has an estimated yield of 20 gallons per minute. In May of 2019, a 1-inch NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities, were installed on MMO's water supply groundwater well by JAK Drilling & Pump (licensed well driller). Following the installation of this equipment, a series of tests were performed to thoroughly evaluate the production capacity of this well under various conditions (please see Water Availability Analysis below).

MMO will install at least two 5000-gallon heavy-duty plastic water storage tanks (or four 2500-gallon heavy-duty plastic water storage tanks) on the Project Property to provide additional stored water for irrigation purposes/uses, and a +15,000-gallon metal emergency water storage tank for emergency fire use. MMO may develop additional water storage on the Project Property should it be needed to support the irrigation and fire suppression needs of the proposed cultivation operation.

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.”

MMO’s cultivation practices are most similar to commercial tomato or hops production with an estimated water use requirement of 25 inches per year. MMO’s proposed cannabis cultivation area is 45,504 ft² with an expected total annual water use requirement of 2.2 acre-feet or 710,355 gallons. The cultivation season for MMO’s proposed cultivation operation will begin in April and end in November of each year. The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet.

April	May	June	July	Aug	Sept	Oct	Nov
32,585	65,170	97,755	130,340	130,340	130,340	97,755	32,585
0.1	0.2	0.3	0.4	0.4	0.4	0.3	0.1

MMO will install at least two 5000-gallon heavy-duty plastic water storage tanks (or four 2500-gallon heavy-duty plastic water storage tanks) on the Project Property to provide additional stored water for irrigation purposes/uses, and a +15,000-gallon metal emergency water storage tank for emergency fire use. MMO may develop additional water storage on the Project Property should it be needed to support the irrigation and fire suppression needs of the proposed cultivation operation. The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. HDPE

water supply lines will gravity feed irrigation water from the water storage tanks to the irrigation systems of the proposed cultivation areas. The water supply lines 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. MMO staff 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 system of the existing/proposed cultivation area(s) are/will be composed of buried PVC piping, black poly tubing, and drip tapes/lines.

Water Availability Analysis

Water will be provided to Mombacho Mountain Organics (MMO) proposed cultivation operation from the groundwater well located at Latitude 38.90131° and Longitude -122.75927° on Lake County APN 011-04418. This well was drilled in 1977 and has an estimated yield of 20 gallons per minute. In May of 2019, a 1-inch NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities, were installed on MMO's water supply groundwater well by JAK Drilling & Pump (licensed well driller). In July of 2019, a well test was performed to evaluate the production capacity of this well. The well was pumped at an average of 4.6 gallons per minute for four hours. The water level in the well dropped less than a foot during the test, and it had recovered nearly completely (+99%) within 20 minutes after pumping had ceased. MMO's peak anticipated daily demand for water is ~4,345 gallons per day, which equates to a need for their well to produce at least 3.02 gallons per minute over a 24 hour period. From the Well Test, we can conclude that MMO's water supply groundwater well will be able to produce at least 4.6 gallons per minute on the hottest driest days in the latest part of the summer when irrigation water is needed most.

Water Conservation

Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, MMO will implement the following Best Practical Treatment and Control (BPTC) measures to conserve water resources:

- MMO staff will regularly inspect their entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.
- MMO apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.
- MMO will implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).
- MMO will 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).

- MMO will install float valves on all water storage tanks to keep them from overflowing onto the ground.

Monitoring and Reporting

A 1-inch NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities have been installed on MMO's existing groundwater supply well. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks associated with each cultivation area. MMO staff will record daily water meter readings, and will maintain those records onsite for a minimum of five years. MMO will make those records available to Water Boards, CDFW, and Lake County staff upon request.

ORIGINAL

File with DWR

Notice of Intent No. _____

Local Permit No. or Date _____

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

7/11/90-8 Do not fill in

No. 11910

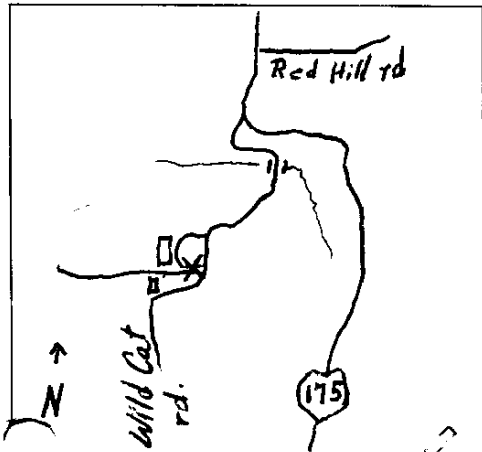
12N/08W-08
State Well Code 100
Other Well Code sec. 13752

11-058

(2) LOCATION OF WELL (See instructions):

County Lake Owner's Well Number _____Well address if different from above SameTownship 12 N Range 7 W Section 8

Distance from cities, roads, railroads, fences, etc. _____



WELL LOCATION SKETCH

(3) TYPE OF WORK:

New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐

Destruction ☐ (Describe
destruction materials and
procedures in Item 14)

(4) PROPOSED USE:

Domestic ☒
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

(5) EQUIPMENT:

Rotary ☐ Reverse ☐ Yes ☒ No ☐ Size 30 ft.
Cable ☒ Air ☐ Diameter of bore 10 in.
Other ☐ Bucket ☐ Racked from 99 to 20 ft.

(7) CASING INSTALLED:

Steel ☒ Plastic ☐ Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gauge or Wall	From ft.	To ft.	Slot size
0	99	8 1/2	10 ga	75	93	1/8 x 6

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.Method of sealing Cement

(10) WATER LEVELS:

Depth of first water, if known 70-80-96 ft.Standing level after well completion 36 ft.

(11) WELL TESTS:

Was well test made? Yes ☐ No ☐ If yes, by whom? T & MType of test Pump ☐ Bailer ☒ Air lift ☐Depth to water at start of test 36 ft. At end of test 45 ft.Discharge 20 gal/min after 1 1/4 hours Water temperature coldChemical analysis made? Yes ☐ No ☒ If yes, by whom? _____Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

(12) WELL LOG: Total depth 99 ft. Depth of completed well 99 ft.
from ft. to ft. Formation (Describe by color, character, size or material)

0 - 2 Top soil

2 - 23 brn clay

23 - 70 dal. earth

70 - 99 obsidian

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED RC Sharp (Well Driller)NAME T & M Drilling (Person, firm, or corporation) (Typed or printed)Address PO Box 692City Hallockville Cal Zip 95451License No. 308 172 Date of this report 5/2/77



Hole to Home

WELL TEST REPORT

Client Name: Dan Westphal

Property Location: 9261 Wildcat Road, Kelseyville, CA

Number of Wells Evaluated: One

Pump Test Completion Date: July 25, 2019

Well Location Description: 38.901333, -122.759322 (coordinates derived from Google Maps)

Total Depth: 99 feet below ground surface

Depth to Static Water Level: 47.43-feet from the top of the well casing.

Diameter of Well Casing: 10-inches

Well Casing Material: Steel

Pump Duration: 4 hours

Volume Pumped: 1,100-gallons

Pump Rate: Average of 4.6-gallons per minute

On July 25, 2019, watering operations commenced at 6:00AM. Per the previously installed Well Watch 670™ sonic water level meter, the static water level was recorded at 47.43-feet below the top of casing. Approximately 1,100-gallons of water (measured using a mechanical totalizing meter) was pumped from the well over the course of four hours which is consistent with the standard daily usage for this property. At 10:00AM the well pump was turned off and the post-watering depth-to-water was recorded at 47.67-feet below top of casing. The depth-to-water was then recorded again at 10:26 at 47.58-feet below the top of casing which is equivalent to a 99.7% recharge rate. The difference in both the pumping and static levels recorded showed minimal change which suggests that there is little to no drawdown while the pump is in operation.

Disclaimer:

Observations made of this well are strictly limited to the date and time that the test was conducted and JAK Drilling is in no way responsible for future conditions, including but not limited to the quantity and/or quality of the water produced by this well.

Please feel free to contact our office if there are any questions regarding the well test and/or well test report.

Sincerely,

Kharom Hellwege
Owner/Operator

Site Photos



Main Entrance to Project Property from Wildcat Road



Gravel Access Road/Driveway



Entrance to Project Property from Mombacho Road (west view)



Existing Residence at 9261 Wildcat Road (south view)



Proposed Type 3 Medium Outdoor Cultivation Area/Legacy Cultivation Area (east view)



Proposed Type 3 Medium Outdoor Cultivation/Canopy Area (existing horse corral)



Proposed Trailer for Self-Distribution of Cannabis