



MEMORANDUM

Date: May 17, 2019
To: Chris Jennings
From: Christopher T. DiVittorio, PhD, PEC Inc.
Subject: Existing conditions report for 23492 Jerusalem Grade, Middletown, CA 95467

Dear Chris,

Please find attached our report documenting the existing conditions onsite as of the site visit we performed on April 24, 2019. For our review we first started with a review of all available State and Federal databases for special-status species (SSS) including the California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS) Electronic Inventory of Rare & Endangered Vascular Plants, and the National Wetlands Inventory (NWI). Second we reviewed all site-specific reports commissioned for the project including the Biological Assessment (BA) and the Jurisdictional Wetland Delineation (Delineation), both performed by Northwest Biosurvey and dated October 4, 2017.

The prior BA identified several vegetation types in the project area, which similar to the earlier BA encompasses the southwest portion of the site to the south of the jurisdictional creek referenced in the Delineation. The previous BA reported that the region contained primarily heavily burned chamise (*Adenostoma fasciculatum*) and several kinds of manzanita including Stanford (*Arctostaphylos stanfordiana* ssp. *stanfordiana*) and whiteleaf (*Arctostaphylos viscida* ssp. *pulchella*). Some areas with higher proportion of serpentine derived soils contained leather oak (*Quercus durata*), and inland scrub oak (*Quercus berberidifolia*).

In addition to the species listed in the original BA, our survey on April 24 found a number of other species on the edges of the burned areas including Jepson's ceanothus (*Ceanothus jepsonii*), Golden fairy lantern (*Calochortus amabilis*), Blue dicks (*Dichelostemma capitatum*), Slender popcorn flower (*Plagiobothrys tenellus*), Short podded lotus (*Acmispon brachycarpus*), and Harvest brodiaea (*Brodiaea elegans*).

The vegetation in the center of the project area was severely burned and it is estimated that 85% of the perennial shrubs in this area were killed by the combined Jerusalem/Rocky Fire that burned this area in August 2015. Numerous individuals of *Arctostaphylos*, *Adenostoma*, and *Pinus* were dead in the vicinity of the cleared project area (Figure 1) and did not show signs of re-sprouting. Herbaceous plants are frequent in the burned area, however other than Yerba Santa (*Eriodictyon californicum*) which is a frequent colonist following fire, there are few to no woody species re-sprouting inside of the central burned area, although the margins of the burned area exhibit vigorous regrowth where fire severity was lower.

Outside of the burned area the vegetation is vigorous and intact and the difference between the burned area and unburned area is dramatic. This is visible in several areas where the vegetation has not been cleared post-fire, yet the location where the fires stopped is clearly visible with little to no regrowth of woody vegetation (Figure 2). In Figure 2a on the left is the unburned area and on the right is the burned area showing little regrowth of woody vegetation other than Yerba Santa and almost complete destruction of the woody vegetation.

Some of the lack of woody vegetation in the center of the burn area is likely due to the mechanized fire line clearing that took place and that was reported in the original BA, and that is visible in aerial photographs. The ecotone between burned and unburned is also visible in Figure 2b where the top of the photograph shows the unburned area in the background and the foreground shows the burned area, which is dominated now primarily by annual grasses including the invasive Red brome (*Bromus madritensis*) and native post-fire species including Yerba Santa. Some re-sprouts of *Arctostaphylos* and seedlings of *Pinus* and *Adenostoma* can be found with some frequency in the burn area, increasing towards the edges. However, the burn intensity in the center of the parcel must have been severe to kill the *Arctostaphylos* outright.

A majority of the vegetation in each of these areas was killed by the fire, which is evident in aerial photographs from 3 years after the fire that show little to no woody shrub resprouting in the burn area (Figures 3 and 4) which are clearly visible. Also visible are numerous bulldozer tracks that were created by fire suppression activities during the Jerusalem/Rocky Fire. Active fire suppression activities onsite created numerous disturbance areas and also bulldozed several fire breaks into the hillside.

Recommendations for Post-Fire Revegetation & Erosion Control

Several steps are recommended to help facilitate the restoration of the site post-fire. These can be broken down into erosion control measures, and revegetation with native species. In addition to the standard Best Management Practices (BMPs) attached to this letter, many of which are enforceable conditions under the State Water Resources Control Board *Cannabis* General Order, there are a number of project-specific measures that we recommend in order to speed up the pace of post-fire recovery onsite.

We recognize that the intensity of fires in Lake County in the past 5 years have been greater than in the past, leading to widespread mortality of even fire-adapted species such as *Arctostaphylos*, *Adenostoma*, and *Quercus*. While *Adenostoma* and *Arctostaphylos* are frequently successful at re-seeding after fires, the leather oak that was onsite will typically not regenerate in any reasonable time frame without some assistance.

Our primary recommendation for revegetation and propagation based on onsite collected acorns are leather oak (*Quercus durata*), since this species is difficult to reproduce in the wild but can be grown from acorns quite easily. Re-oaking is also a primary goal of the California Native Plant Society and currently has several active re-oaking programs going on statewide, however none of them has focused on leather oak.

We recommend that approximately 10,000 acorns be collected from in and around the site, and grown in cone-tainers or similar hardwood propagation containers on benches onsite and watered regularly until ready for transplanting. These can be co-located with the *Cannabis* so as to increase the ease of propagation. The acorns should be grown until they are approximately 12" tall and then transplanted into the perimeter of the site along the fenceline of the proposed cultivation area. These plants should be drip irrigated if possible, and replaced if they die within the first 3 years.

In addition, there are three species observed on the edges of the burn that are CNPS list 1B species: Bicarpellate Western Flax (*Hesperolinon bicarpellatum*), Morrison's jewelflower (*Streptanthus morrisonii*), and Lemmon's needlegrass (*Stipa lemmonii* var. *pubescens*). We have attached photographs of these species as Figures 5-7 and if any of these plants are seen onsite, they are to be left alone. Some seed may be collected and propagated as with the leather oak, and redistributed in the burned area outside of the project area around the perimeter to encourage revegetation. These species may be propagated by collecting seed from individual flowering plants around the perimeter of the burn area and then redistributing those seeds locally where the plants are less abundant. As with the oaks, supplemental water may be required in the first year to get some of these plants established.

Summary

Overall, the regrowth of woody vegetation onsite in the center of the burn is hampered by extremely high fire severities that killed the majority of the chaparral shrubs, and the low soil fertility caused by shallow soil profiles and patches of serpentine influenced soils. Thus, active revegetation around the perimeter of the burn/disturbed area with leather oak is prescribed, as well as seed collection and redistribution of seed of other native species onsite to attempt to speed up the pace of revegetation onsite.

Sincerely,



Christopher DiVittorio, PhD

President, PEC Inc.

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Photograph of Jerusalem Fire Plant Mortality

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SOURCES: PEC Inc.

*Jennings Parcel
APN 013-013-11
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Photograph of Jennings Parcel Burned Area Ecotones

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SOURCES: PEC Inc.

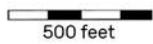
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Aerial Photograph of Jennings Parcel Post-Fire

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 500 feet

 Project Area

 Parcel Boundary

*Jennings Parcel
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SOURCES: PEC Inc.



Aerial Photograph Showing Patchy Burn Area

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100 feet

Parcel Boundary

*Jennings Parcel
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23492 Jerusalem Grade
Middletown, CA 95467*

SOURCES: PEC Inc.



Lemmon's Needle Grass (*Stipa lemmonii* var. *pubescens*)



CNPS Status: 3.2
State Status: None
Federal Status: None



Morrison's Jewelflower (*Streptanthus morrisonii* ssp. *morrisonii*)

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CNPS Status: 1B.2
State Status: None
Federal Status: None



Bicarpellate Western Flax (*Hesperolinon bicarpellatum*)

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CNPS Status: 1B.2
State Status: None
Federal Status: None

APPENDIX A: CANNABIS CULTIVATION BEST MANAGEMENT PRACTICES

Best management practices (BMPs) are designed to prevent, minimize, and control the discharge of waste and pollutants associated with site operations and maintenance for the aforementioned project. Many of these BMPs are considered enforceable conditions under State Water Resources Control Board *Cannabis* General Order No. WQ 2017-0023-DWQ.

A.1 CANNABIS CULTIVATION

- Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
- Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.
- Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather.
- Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves.
- If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment.
- Routinely check for leaks and spills.
- Have spill cleanup kit onsite to be able to respond to any leaks or spills.
- Inspect planting stock for pests and diseases prior to planting.
- Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
- Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
- For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
- For all other pesticides, use must comply with all label requirements including site and crop restrictions.
- Prior to the use of any registered pesticide on *Cannabis*, Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
- Submit monthly pesticide use reports to the County Agricultural Commissioner if required.
- Prior to applying fertilizers, evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization.

- Apply fertilizers at label rates and no higher.
- Do not apply fertilizers in a way that will result in runoff that may contaminate ground or surface water or escape via airborne drift or fugitive dust.
- Observe riparian corridor setbacks for agricultural cultivation as applicable. These shall be maintained as “no touch” areas and demarcated with appropriate flagging.
- The removal of vegetation is prohibited within riparian setback areas.
- No equipment, vehicles, or other materials shall be stored in the riparian setback areas.
- Composting areas shall not be located in the riparian setback areas.
- Irrigation must be conducted in a manner that does not result in runoff from the cultivated area.
- Any water tanks or storage facilities must obtain permits from the local City or County planning department where required.
- The use of membrane based water bladders is prohibited.
- If using an irrigation system, inspect for and repair leaks prior to planting each year and continuously during the season.
- Irrigation systems shall be equipped with a backflow prevention devices and shutoff valves.
- Recycle or properly dispose of all plastic bags, containers, and irrigation materials.
- Properly dispose of green waste in a manner that does not discharge pollutants to a watercourse. This may be accomplished by composting, chipping, and/or shredding.
- The method of green waste disposal must be documented.
- Used growth medium (soil and other organic medium) shall be handled to minimize or prevent discharge of soil and residual nutrients and chemicals to watercourses. Proper disposal could include incorporating into garden beds, spreading on a stable surface and re-vegetating, storage in watertight dumpsters, or covering with tarps or plastic sheeting prior to proper disposal.
- The method of disposal of growth medium must be documented.
- Compost piles are to be located outside of riparian setbacks for agricultural cultivation and in a manner that will not discharge pollutants to a watercourse.
- If necessary, construct a berm or install fiber roll around compost area to prevent runoff or use straw wattles around perimeter.
- Cover compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Avoid soil disturbance between November 1 and April 15 and during times of active precipitation.
- All exposed and disturbed soil must be covered with a minimum of 2 inches of mulch, such as straw, bark, wood chips, etc., by November 15. Alternatively, establish a thick cover crop over disturbed areas composed of native species.
- Erosion control materials shall be available on site at all times in the form of straw, mulch, wattles, silt fencing, erosion control fabrics, sand bags, or other materials adequate to cover areas of disturbed soil or incipient erosion events.

- In the event of a forecast storm event likely to produce runoff, apply mulch, wattles, or other erosion prevention measures to the disturbed areas prior to rain event.
- Any grading or drainage conducted as part of site preparation shall have permits from local County or City agencies if required.

A.2 EROSION & SEDIMENT CONTROL

- Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.
- Any continuing, approved project work conducted after October 15 shall have erosion control measures completed and up-to-date.
- All erosion control measures shall be inspected daily during severe rain events.
- Erosion control materials shall be, at minimum, stored on-site at all times during approved project work between May 1 and October 15.
- Approved project work within the 5-year flood plain shall not begin until all temporary erosion controls (straw bales or silt fences that are effectively keyed-in) are installed downslope of cleanup/restoration activities.
- Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.
- Upon work completion, all exposed soil present in and around the cleanup/restoration sites shall be stabilized within 7 days.
- The disturbed area will be minimized at all times to only that which is essential for the completion of the project.
- Provide temporary cover over disturbed areas that are not currently being worked on.
- Heavy equipment shall not be used in flowing water.
- Use of heavy equipment shall be avoided or minimized in a channel bottom with rocky or cobbled substrate.
- Heavy equipment shall not introduce chemicals or foreign sediment to the channel (e.g., remove mud from tracks or cover channel work area with plastic sheeting prior to heavy equipment entry).
- When heavy equipment is used, any woody debris and stream bank or streambed vegetation disturbed shall be replaced to a pre-project density with native species appropriate to the site.
- When possible, existing ingress or egress points shall be used or work shall be performed remotely from the top of the creek banks.
- Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, wattling, check dams, sediment basins, vegetated buffers, or rock armor.
- Deploy appropriate erosion control measures such as silt fencing or straw wattles around all temporary exposed piles or soil or surface disturbances.

- All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.
- Geotechnical fabric shall be deployed on all exposed dirt surfaces with a slope of greater than 15% and staked in place during ground disturbing activities, and silt fencing deployed on slopes of greater than 15% where appropriate.
- Sand bags, straw bales, or other devices shall be placed at appropriate locations near and alongside the roadsides and swales in anticipation of large storm events.
- Bioswales and cultivation areas including parking areas shall be maintained free of trash including empty soil and pesticide or fertilizer containers.
- Locations of sediment sources shall be identified during rain events and mitigated where appropriate.
- Protect ditch inlets and outlets from erosion using rock armor.
- Silt fencing shall be installed downstream of rock piles, stockpiles, and temporary soils storage areas.
- Desilting or retention basins shall be installed if the capacity of the natural percolation exceeds the inputs during routine storm events.
- Sediment traps shall be used on all exposed driveway surfaces where natural vegetation is not able to be established.
- Exposed unvegetated surfaces will be graveled where appropriate.
- Rock placed for slope protection shall be the minimum necessary to avoid erosion, and shall be part of a design that provides for native plant revegetation and minimizes bank armoring.
- Soil exposed as a result of project work, soil above rock riprap, and interstitial spaces between rocks shall be revegetated with native vegetation by live planting, seed casting, or hydroseeding prior to the rainy season of the year work is completed.
- Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed, or new construction is anticipated, consultation with a qualified professional is recommended.
- Culvert fill slopes shall be constructed at a 2:1 slope or shall be armored with rock.
- If it is necessary to conduct work in or near a live stream, the work space shall be isolated to avoid project activities in flowing water.
- Any spoils associated with site maintenance shall be placed in a stable location where it cannot enter a watercourse.
- Sidecasting shall be minimized and shall be avoided on unstable areas or where it has the potential to enter a watercourse.
- Entrance to the project site shall be maintained in a condition that will prevent tracking or flowing of sediment into the public right-of-way.
- All sediment spilled, dropped, washed, or tracked onto the public right-of-ways shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-ways.

- When wheel washing is required, it shall be done in an area stabilized with crushed stone that drains into a sediment trap fitted with appropriate erosion control measures.
- To control surface water runoff in and around cultivation areas use fiber rolls or wattling and stake appropriately and perpendicular to the flow path.
- Cover crops should be utilized on all exposed slopes that are not able to be protected by other means.
- Cover crops should be native species as described in the associated biological resources report.
- Rip compacted soils prior to placing spoils to prevent the potential for ponding under the spoils that could result in spoil site failure and subsequent sedimentation.
- Compact and contour stored spoils to mimic the natural slope contours and drainage patterns to reduce the potential for fill saturation and failure.
- Ensure that spoil materials are free of woody debris, and not placed on top of brush, logs or trees.
- Inspect all roads and culverts regularly for blockages.

A.3 WATER USE & POLLUTION

- Ensure that all appropriate water rights permits are filed with the State Water Resources Control Board.
- Notify the California Department of Fish and Wildlife by submitting a Lake and Streambed Alteration (LSA) notification package if the proposed activities involve substantial diversion from or alteration of the bed or bank of a stream or other waterbody.
- Ensure that all water storage features are permitted from the Department of Water Rights if necessary.
- All refueling and pesticide and chemical storage and transfer shall occur greater than 100 feet away from any swales, creeks, or natural areas.
- All refueling and pesticide and chemical storage and transfer shall occur on top of an impermeable metal or other fabric mat that is no less than 2 inches high on all sides and capable of completely containing any spillage.
- Concrete truck and other vehicles shall not be washed out in natural areas or directly onto soil and shall be washed out into a metal or other impermeable basin and disposed of properly such that no water is discharged to the soil.
- All waste shall be kept in plastic drums with tight fitting lids so that water is not able to make contact with the contents and potentially leach to the environment.
- All pesticide sprays shall occur on windless nights for outdoor facilities.
- Chemical or fertilizer wastes shall never be disposed of into swales or creeks and shall be contained inside closed-roof facilities and designated with appropriate labeling until it is possible to dispose of properly.
- Septic leach fields and graywater mulch fields shall be maintained free of large vegetation and not used for aboveground storage that may impact their proper functioning.

- Chemical contamination (fuel, grease, oil, hydraulic fluid, solvents, etc.) of water and soils is prohibited during routine equipment operation and maintenance.
- The use or storage of petroleum-powered equipment shall be accomplished in a manner that prevents the potential release of petroleum materials into waters of the state (Fish and Game Code 5650).
- Schedule excavation and grading activities for dry weather periods.
- Designate a contained area for equipment storage, short-term maintenance, and refueling. Ensure it is located at least 50 feet from waterbodies.
- Inspect vehicles for leaks and repair immediately.
- Clean up leaks, drips and other spills immediately to avoid soil or groundwater contamination.
- Conduct major vehicle maintenance and washing offsite.
- Ensure that all spent fluids including motor oil, radiator coolant, or other fluids and used vehicle batteries are collected, stored, and recycled as hazardous waste offsite.
- Ensure that all construction debris is taken to appropriate landfills and all sediment disposed of in upland areas or offsite, beyond the 100-year floodplain.
- Use dry cleanup methods (e.g., absorbent materials, cat litter, and/or rags) whenever possible. If necessary for dust control, use only a minimal amount of water.
- Sweep up spilled dry materials immediately.
- Separate organic material (e.g., roots, stumps) from the dirt fill and store separately. Place this material in long-term, upland storage sites, as it cannot be used for fill.
- Spoils shall not be placed or stored in locations where soils are wet or unstable, or where slope stability could be adversely affected.
- Do not locate spoil piles in or immediately adjacent to wetlands and watercourses.
- Store spoil piles in a manner (e.g. cover pile with plastic tarps and surround base of pile with straw wattle) or location that would not result in any runoff from the spoil pile ending up in wetlands and watercourses.
- Keep temporary disposal sites out of wetlands, adjacent riparian corridors, and ordinary high water areas as well as high risk zones, such as 100-year floodplain and unstable slopes.
- Conduct operations on a size and scale that considers available water sources and other water use and users in the planning watershed.
- Implement water conservation measures such as rainwater catchment systems, drip irrigation, mulching, or irrigation water recycling where possible.
- Hauled water utilized for irrigation shall be documented via receipt or similar, and show the date, name, and license plate of the water hauler, and the quantity of water purchased.
- If using a water storage tank, do not locate the tank in a flood plain or next to equipment that generates heat. Locate the tank so it is easy to install, access, and maintain.
- Vertical tanks should be installed according to manufacturer's specifications and placed on firm, compacted soil that is free of rocks/sharp objects and capable of bearing the weight of the tank and its maximum contents.
- Install float valves on tanks to prevent them from overflowing.

- Place proper lining or sealing in ponds to prevent water loss.

A.4 ROAD MAINTENANCE & GENERAL CONSTRUCTION

- Always limit work to the appropriate work date windows considering wet weather, migratory bird and other biological and environmental constraints that may be placed on the project.
- Proper design and location of roads and other features is critical to ensuring that a road or other feature be adequately drained and is best accomplished through consultation with a qualified professional.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- If inspection identifies surface rills or ruts, then surfacing and drainage likely needs maintenance. Consultation should be made with a licensed professional to design appropriate erosion control strategies.
- Design of roads should allow for sheet flow of water and use water bars and rolling dips to break up slope length.
- Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
- All unvegetated and unpaved roadways and vehicle turnarounds shall be graveled to a depth of not less than 1" in order to prevent dust and sediment entrainment.
- Applicant will use geotechnical fabric or similar materials on exposed slopes, and distribute weed-free straw mulch wherever possible on exposed surfaces on the perimeter of all graded roads and graveled areas.
- Roads and the berms alongside all roads shall be maintained free of headcuts, gullies, stutter bumps, and other erosion features capable of discharging sediment to adjacent grassland areas.
- Roads will be graveled with clean rock whenever required to prevent dust and sediment erosion during the wet season.
- Whenever possible, road maintenance activities shall be performed from May 1 to October 15.
- Work performed outside of this window should take extra precautions for winter weather erosion control prevention beyond that which is described in this Plan.
- A 48 hour advance forecast for rain shall trigger a temporary cessation of work, and all soils piles will need to be covered and secured with sandbags or other materials.
- Placement of temporary access roads, staging areas, and other facilities shall avoid or minimize disturbance to habitat.
- Whenever feasible, finished grades shall not exceed 1.5:1 side slopes. In circumstances where final grades cannot achieve 1.5:1 slope, additional erosion control or stabilization methods shall be applied as appropriate for the project location.
- Spoils and excavated material not used during project activities shall be removed and placed outside of 100-year floodplains.
- Upon completion of grading, slope protection of all disturbed sites shall be provided prior to the rainy season through a combination of permanent vegetative treatment, mulching, geotextiles, and/or rock, or equivalent.

- Position vehicles and other apparatus so as to not block emergency vehicle access.
- After construction is complete, all storm drain systems and culverts shall be inspected and cleared of accumulated sediment and debris.
- Sediment barriers including wattles and silt fencing should be checked for sediment accumulation following each significant rainfall and sediment removed or the feature replaced as needed.
- Road drainage shall be discharged to a stable location away from a watercourse.
- Use sediment control devices, such as check dams, sand/gravel bag barriers, and other acceptable techniques, when it is neither practical nor environmentally sound to disperse ditch water immediately before the ditch reaches a stream.
- Within areas with potential to discharge to a watercourse (i.e. within riparian areas of at least 200 feet of a stream) road surface drainage shall be filtered through vegetation, slash, or other appropriate material or settled into a depression with an outlet with adequate drainage.

A.5 SWALE & VEGETATION MANAGEMENT

- The work area shall be restored to pre-project work condition or better.
- Any stream bank area left barren of vegetation as a result of cleanup/restoration activities shall be stabilized by seeding, replanting, or other means with native trees, shrubs, and/or grasses appropriate to the site prior to the rainy season in the year work was conducted.
- Ensure that vegetated swales are properly formed, allow moderate velocity water passage without causing sediment entrainment, and are otherwise functioning properly.
- Create and expand vegetated bioswales where necessary, should additional construction or road maintenance be required, in order to maintain flow without scour.
- All bioswales and other drainage features requiring revegetation will be seeded with native vegetation and lawns and hedgerows maintained in good health and watered in dry years.
- Vegetation including grasses shall be mowed as necessary to create fire breaks and to prevent the accumulation of fuels that would be able to sustain a ground fire.
- All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
- Channels and swales that show evidence of overland flow and scour (e.g. bare of vegetation) shall be seeded with native grasses such as *Stipa pulchra*, *Hordeum brachyantherum*, *Elymus glaucus*, and *Bromus carinatus*, and kept vegetated at all times.
- If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
- Disturbance to native shrubs, woody perennials or tree removal on the streambank or in the stream channel shall be avoided or minimized.
- If riparian trees over six inches dbh (diameter at breast height) are to be removed, they shall be replaced by native species appropriate to the site at a 3:1 ratio.
- Where physical constraints in the project area prevent replanting at a 3:1 ratio and canopy cover

is sufficient for habitat needs, replanting may occur at a lesser replacement ratio.

- Vegetation planting for slope protection purposes shall be timed to require as little irrigation as possible for ensuring establishment by the commencement of the rainy season.
- The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-project monitoring and control of exotic species.
- Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics shall be done in preparation for establishment of native plantings.
- Where permanent soil stabilization is required a locally-appropriate mix of native grass species shall be used such as a mix containing *Nassella pulchra*, *Hordeum brachyantherum*, *Elymus glaucus*, and *Bromus carinatus* or as described in the site's Biological Resources Assessment.
- Entire cultivation site shall be seeded and maintained as a permanent non-tilled cover crop during non-usage times. Straw mulch shall be used where native seeding is not practicable.
- Use mulches (e.g. wood chips or bark) in cultivation areas that do not have ground cover to prevent erosion and minimize evaporative loss.
- Mulch shall be applied at a rate of 4000 lbs / acre and seeding shall be applied to achieve 70% cover in the first year or approximately 200 lbs / acre.
- Annual inspections for the purpose of assessing the survival and growth of revegetated areas and the presence of exposed soil shall be conducted for three years following project work.
- Dischargers and/or their consultant(s) or third party representative(s) shall note the presence of native/non-native vegetation and extent of exposed soil, and take photographs during each inspection.
- Dischargers and/or their consultant(s) or third party representative(s) shall provide the location of each work site, pre- and post-project work photos, diagram of all areas revegetated and the planting methods and plants used, and an assessment of the success of the revegetation program in the annual monitoring report as required under relevant state and local water board regulations.

A.6 IRRIGATION & CULTIVATION MANAGEMENT

- Cultivation-related waste shall be stored in a place where it will not enter a stream.
- Soil bags and other garbage shall be collected, contained, and disposed of at an appropriate facility, including for recycling where available.
- Pots shall be collected and stored where they will not enter a waterway or create a nuisance.
- Plant waste and other compostable materials be stored (or composted, as applicable) at locations where they will not enter or be blown into surface waters, and in a manner that ensures that residues and pollutants within those materials do not migrate or leach into surface water or groundwaters.
- Imported soil for cultivation purposes shall be minimized. In the event that containers (e.g. grow bags or grow pots) are used for cultivation, reuse of soil shall be maximized to the extent feasible.

- Spent growth medium (i.e. soil and other organic medium) shall be handled to minimize discharge of soil and residual nutrients and chemicals to watercourses. Proper handling of spent soil could include incorporating into garden beds, spreading on a stable surface and revegetation, storage in watertight dumpsters, covering with tarps or plastic sheeting prior to proper disposal.
- Trash containers of sufficient size and number shall be provided and properly serviced to contain the solid waste generated by the project.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Use lined bins or dumpsters to reduce leaking of liquid waste. Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash. Consider using refuse containers that are bear-proof and/or secure from wildlife.
- Refuse shall be removed from the site on a frequency that does not result in nuisance conditions, transported in a manner that they remain contained during transport, and the contents shall be disposed of properly at a proper disposal facility.
- Ensure that human waste disposal systems do not pose a threat to surface or ground water quality or create a nuisance. Onsite treatment systems should follow applicable County ordinances for human waste disposal requirements, consistent with the applicable tier under the State Water Resources Control Board Onsite Waste Treatment System Policy.
- Install buffer strips, bioswales, or vegetation downslope of cultivation areas to filter runoff of chemicals from irrigation.
- Irrigate at rates to avoid or minimize runoff.
- Regularly inspect and repair leaks in mains and laterals, in irrigation connections, or at the ends of drip tape and feeder lines.
- Design irrigation system to include redundancy (i.e., safety valves) in the event that leaks occur, so that waste of water is prevented and minimized.
- Recapture and reuse irrigation runoff (tailwater) where possible, through passive (gravity-fed) or active (pumped) means.
- Construct retention basins for tailwater infiltration; percolation medium may be used to reduce pollutant concentration in infiltrated water. Constructed treatment wetlands may also be effective at reducing nutrient loads in water.
- Ensure that drainage and/or infiltration areas are located away from unstable or potentially unstable features.
- Regularly replace worn, outdated or inefficient irrigation system components and equipment.
- Leave a vegetative barrier along the property boundary and interior watercourses to act as a pollutant filter.
- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over-fertilization.
- All chemicals shall be stored in a manner, method, and location that ensures that there is no threat of discharge to waters of the State.

- Products shall be labeled properly and applied according to the label.
- Use integrated pest management strategies that apply pesticides only to the area of need, only when there is an economic benefit to the grower, and at times when runoff losses are least likely.
- Periodically calibrate pesticide application equipment.
- Use anti-backflow devices on water supply hoses, and other mixing/loading practices designed to reduce the risk of runoff and spills.
- Petroleum products shall be stored with a secondary containment system such as a pan or a tub
- Throughout the rainy season, any temporary containment facility shall have a permanent cover and side-wind protection, or be covered during non-working days and prior to and during rain events.
- Materials shall be stored in their original containers and the original product labels shall be maintained in place in a legible condition. Damaged or otherwise illegible labels shall be replaced immediately.
- Bagged and boxed materials shall be stored on pallets and shall not be allowed to accumulate on the ground. To provide protection from wind and rain throughout the rainy season, bagged and boxed materials shall be covered during non-working days and prior to rain events.
- Have proper chemical and fertilizer storage instructions posted at all times in an open and conspicuous location.
- Prepare and keep a spill prevention and cleanup plan onsite when dealing with any hazardous materials.
- Keep ample supply of appropriate spill clean-up material near storage areas.
- Plant cover crops to boost soil fertility, improve soil texture, and protect from storm caused sediment runoff.