

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # _____

Project Title: Vertis Process Water Treatment Plant Conditional Use Permit (CUP) Amendment Case No. CUP25-000003 (An amendment to original CUP CUP2017-003)

Lead Agency: City of King

Contact Name: Doreen Liberto, AICP, MDR, Community Development Director

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Project Location: King City Monterey
City *County*

Project Description (Proposed actions, location, and/or consequences).

The current site operator and applicant, Vertis, proposes to implement and construct a proprietary water treatment plant as designed by Tailwater Systems. The treatment system (referred to as “AquaReclaim”) is designed to collect and treat irrigation drain water from cannabis growing operations. The “AquaReclaim” process is a scalable and comprehensive process that enables cannabis growers to reuse their high effluent electrocoagulation (Ec) drainage and process water. The “AquaReclaim” treatment system will treat the cooling water blowdown from the onsite combined heat and power (CHP) systems contained within the existing Phase I CHP Plant located to the east of the proposed water treatment plant site. The resulting treated water will be used to supplement and enhance the existing onsite CHP system. No storage of wastewater generated by the plant is planned. During backwash (every three to four days), a portable cart is brought out with a five (5) micron filter and 10-micron granular activated carbon (GAC) filter per the manufacturer instructions. A temporary layflat hose connects the filtered backwash output. The applicant will use the existing sewer connection located at the northeast corner of the existing CHP facility. A layflat hose will be manually connected, as needed, allowing treated water to flow through the existing metered connection to the sanitary sewer. No additional sewer modifications are planned or needed for this project. The system does not process any human waste. Treated water flow to the sewer connection is not anticipated during normal operation. This will be done manually using the existing metered/sampled connection. The proposed project includes the installation of tanks, ion/manganese filter, nanofiltration, ion exchange, clarifier, and various chemical feeders, waste collection, piping, and pumps to create the complete treatment system.

The water treatment plant site would consist of a 4,500-square-foot evaporation site and a 4,000-square-foot equipment pad located at the far northwestern corner of the project parcel. The project site sits south of Airport Road, which forms the northern boundary of the project site. No existing trees or vegetation will require removal as part of the proposed project. The proposed project would require approval of a conditional use permit (CUP) to allow for proposed uses, and is currently in progress. Grading at the project site would be minimal, if any, and limited to leveling the surface for proper drainage. This may involve removing grass and installing a pond liner. The proposed project is not expected to require any new employees.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources (Nesting Birds)

Mitigation Measure

BIO-1 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests will occur within 14 days prior to start of ground disturbance, with the final survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the King City Community Development Department and no further mitigation is required.

b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the King City Community Development Department.

Hydrology and Water Quality

Mitigation Measures

HYD-1 Prior to issuance of any building permits, the applicant shall:

1. Remedy the existing wastewater discharge violation on record with the City of King Public Works Department to the satisfaction of the City of King Public Works Director.
2. The applicant shall obtain an industrial wastewater discharge permit from the City of King Public Works Department and shall adhere to the City of King's industrial wastewater discharge permit requirements for the duration of the permit approval. The applicant shall submit quarterly wastewater discharge reports to the Public Works Department which shall document compliance with all applicable industrial wastewater discharge permit requirements.

HYD-2 Prior to issuance of a grading permit, the applicant shall prepare a drainage plan that complies with the Monterey Regional Storm Water Management Best Management Practices and standards established for compliance with non-point discharge emissions for storm water. The drainage plan shall incorporate Low Impact Development Strategies and Best Management Practices to reduce storm water runoff, encourage infiltration, and reduce pollutant transmission. The drainage plan shall be subject to review and approval by the city and be implemented with development of the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Central Coast Regional Water Quality Control Board (Cannabis General Order)