



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

Dated: **June 15, 2020**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-03

1. **Project Title:** Mary Draper / Lucerne
2. **Permit Number:** Major Use Permit, UP 19-01
Initial Study, IS 19-03
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner (707) 263-2221
5. **Project Location(s):** 7004 and 7232 E. Highway 20, Lucerne
APNs: 006-024-12 and 13; 006-005-62 and 63
6. **Project Sponsor's Name/Address:** Mary Draper
3008 Cooley Court
El Dorado Hills, CA 95762
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-SC"; Rural Lands – Scenic Combining
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** X
11. **Slope:** Mostly steep (>30%); however cultivation sites are mostly less than 10%
12. **Fire Hazard Severity Zone:** SRA – High Fire Risk
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Sizes:** ±275 acres

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

The applicant, Mary Draper, is requesting approval of four (4) A-Type 3: "medium outdoor" licenses. Each of the four licenses will allow up to 65,000 s.f. of cultivation area per license on the subject site.

The applicant is proposing (3) 60,000 s.f. cultivation areas, and (1) 47,825 s.f. cultivation area; these areas are identified by the applicant as 'Fields 1 through 4'. Field 3 would require the removal of 18 mature oak trees; this is discussed at greater length later in this document. These four 'fields' will be outdoor cultivation projects. Total proposed cultivation area is 227,825 square feet. The four cultivation sites are located on terrain that is generally flat excluding the interior access road. The cultivation sites are surrounded by trees and are not visible from the highway.

There are two existing 1,300 s.f. barns on the site that will be used for drying plants, and several small sheds for use as chemical and data storage for the security system. The four cultivation areas will be enclosed within a 6' tall metal fence.

The applicant was approved for early activation on April 2, 2020; this is a temporary permit that allows cultivation activity while the use permit is under review at the County. This permit would be revoked if this use permit were to be denied.

- Trips per day estimated at 4 to 12 Average Daily Trips (ADT)
- No greenhouses are proposed
- Chemicals, fuel and fertilizer to be stored in an on-site shed
- On-grid power is proposed
- Manufactured home on site to house caretaker.
- Site is on well and septic system
- Vegetative waste to be chipped and spread on site

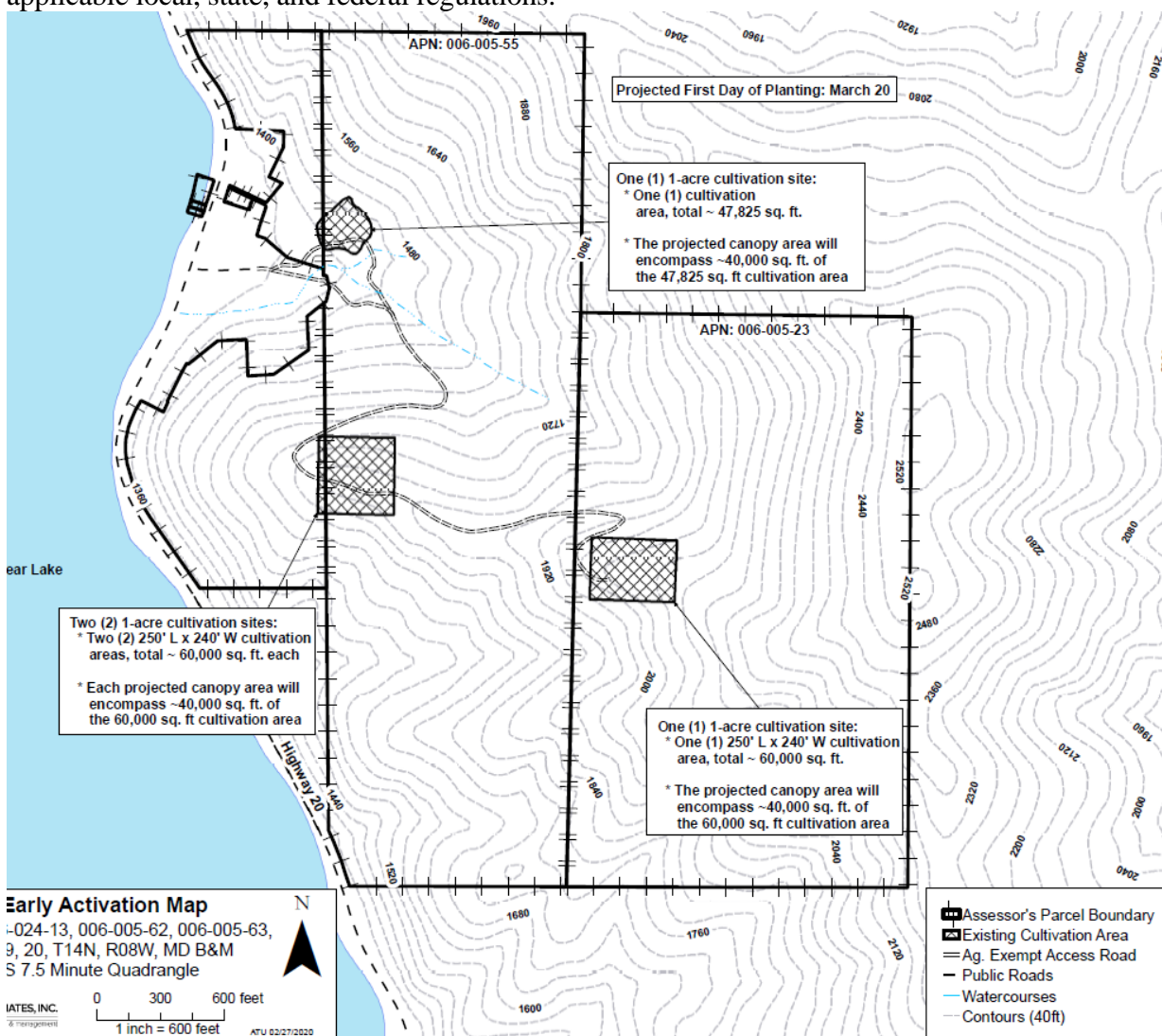
CONSTRUCTION

According to the applicant, the following is in regards to the site preparation and construction:

- Ground disturbance and structure construction activities will take place over a one month period.
- Materials and equipment will only be staged on previously disturbed areas (the site had been previously used for crop production).
- Construction will occur Monday through Friday from the hours of 8:00 AM to 6:00 PM
- Water from the existing onsite well will be used to mitigate the generation of dust during construction.

All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or

leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.



Post – Construction

- Fertilizer will be packed in five-gallon, resealable containers. The containers are then stored in a secondary storage container located in a locked storage shed adjacent to the canopy site.
- When containers are emptied, they are returned to the seller and refilled. Product is entirely organic, and only enough product will be kept on site for ongoing cultivation purposes.
- The remaining containers are returned to the supplier. There are no other “chemicals” stored on site. There will be no use of chemical pesticides, rodenticides, or herbicides.
- Vegetative waste will be chipped and spread within the cultivation areas. Other waste material will be bagged and sold to Biomass Engineers.
- Solid waste will be transported to the solid waste landfill in Clearlake, CA.
- The facility is open for delivery and pick-ups Monday through Saturday, 7:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM.
- Visitors to the site will be met by an employee of the site and have the date, time, identification, and purpose of the visit will be logged.
- Between 4 and 6 employees per day would occupy the site

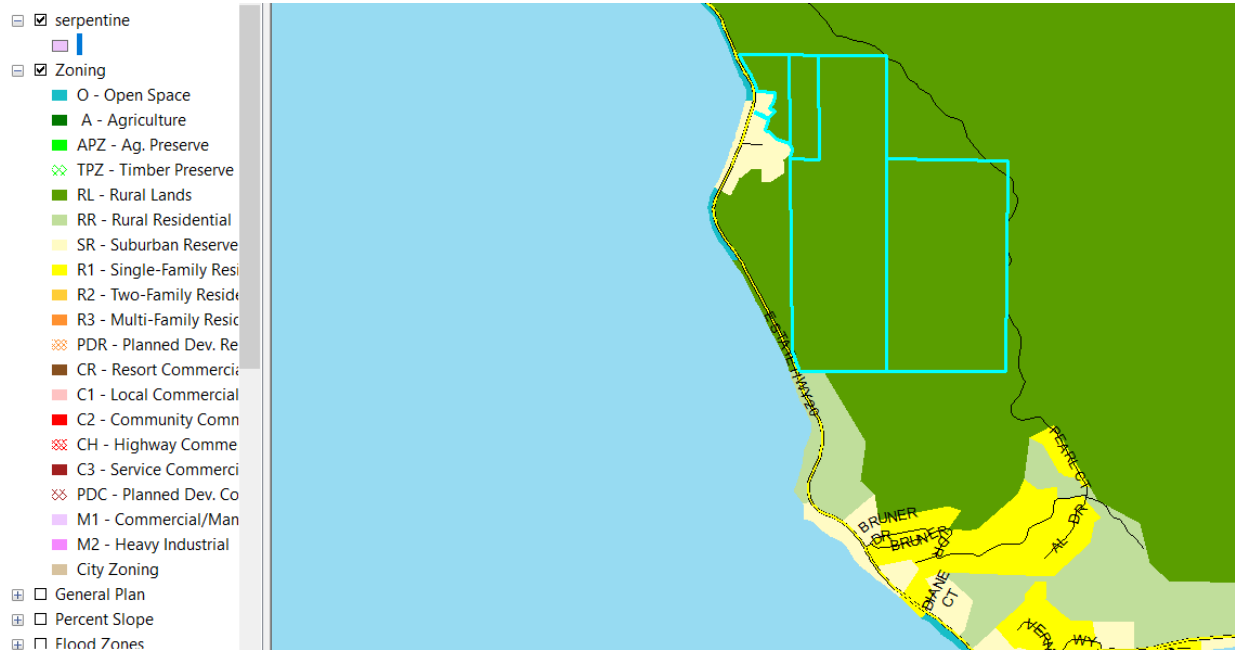
17. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: Rural Lands zoning; marginally developed and ranging from 18 to over 100 acres.

South: Mixture of Rural Lands and Rural Residential zoning; marginally developed and ranging from 14 to over 100 acres.

East: Rural Lands zoning, undeveloped and over 100 acres each.

West: Rural Lands and Suburban Residential zoning; lot sizes vary from under 1 acre to 40 acres.



Zoning of Site and Surrounding Properties

Other public agencies whose approval may be required (e.g., Permits, financing approval, or participation agreement.)

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 South Lake County Fire Protection District (CalFire)
 Central Valley Water Resource Control
 California Department of Forestry & Fire Protection (CalFire)
 California Department of Food and Agriculture (CalCannabis)
 California Department of Pesticides Regulations
 California Department of Public Health
 California Department of Consumers Affairs



Aerial Photo of Site and Surrounding Properties

- 18. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

All 11 Tribes located in Lake County were notified of this proposal on February 28, 2020, in compliance with AB 52. One tribal comment was received from Middletown Rancheria as the result of the AB 52 notice that was sent out to the tribes; and Middletown Rancheria indicated that this site was out of their tribal boundary and had no comment.

19. Attachments:

- A. Site Plans
- B. Property Management Plan
- C. Supplemental Data
- D. D- Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture & Forestry</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input type="checkbox"/> <u>Wildfire</u> | <input type="checkbox"/> <u>Energy</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Eric Porter, Associate Planner

Date: _____

SIGNATURE

Scott DeLeon – Interim Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

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

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The 275-acre project site contains a scenic combining overlay district and is located in the Lucerne area where views of Mt. Konocti and other scenic resources may exist. In addition, the project is adjacent to Highway 20, a designated scenic state highway. The four cultivation sites are located on terrain that is generally flat excluding the interior access road. The site is surrounded by trees and not visible from the highway. The site was previously used for crop production and the proposed cultivation sites will not impede any potential views of scenic vistas. The eastern-most cultivation site, the site closest to the highway (350 feet), contains a house and shed that will partially or largely obscure the view of the cannabis cultivation area from neighbors to the east and from the highway. In addition, the cultivation areas will be enclosed by a six foot tall solid wood fence. The positioning of the cultivation sites and proposed project will not cause adverse visual impacts to a scenic vista.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			<p>The applicant is proposing to remove 18 oak trees of undetermined size in 'Field 3'.</p> <p>AES-1: The applicant shall provide a tree removal and replacement plan showing a 3:1 tree replacement ratio for each oak tree removed that has a diameter of 5" or greater measured at 4.5' DBH. The Replacement Plan shall show the locations of replacement trees including method of irrigation. All replacement trees shall be kept in a healthy state for the duration of the use permit.</p> <p>Less than Significant Impact with Mitigation Measure AES-1 added.</p>	1, 2, 3, 4, 5, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The 275 acre site is not easily visible from the neighboring lots or from the state highway due to the terrain and existing development near the lake.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		<p>The project has very little potential to have substantial light or glare impacts on persons enjoying a day or nighttime view in this area. Any security lighting proposed would be downcast and shielded; this is a standard condition of approval for all cannabis cultivation licenses issued by the County.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p align="center"><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The soil on the site is mapped as 'grazing land', which is defined as land on which the existing vegetation is suited to the grazing of livestock, and is not categorically considered as high value farmland. In addition, the County has issued 'early activation' for an outdoor cultivation use on the project site in April 2020. The County regards commercial cannabis cultivation to be a crop, and as such the project proposes an agricultural use; the project would not convert farmland that is high quality farmland to a non-agricultural use. Less than Significant Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The site will not conflict with existing zoning and is not under Williamson Act contract. Less than Significant Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The applicant is not converting forest land to non-forest use. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
<p align="center">III. AIR QUALITY</p> <p align="center"><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Odors generated by the plants, particularly during harvest season, will need to be mitigated either through passive means such as separation distance, or active means such as an Odor Control Plan. The cultivation sites are located east of the developed area near the lake; prevailing winds typically blow from northwest to southeast, away from the populated areas. The 275 acre property is significantly large, and the cultivation areas are over 250 feet from the nearest dwelling to the west. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant. Less Than Significant with Mitigation Measures	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Incorporated.</p> <p>Mitigation measures:</p> <p><u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p><u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p> <p><u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p><u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p><u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p><u>AQ-6:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated one month), and minimal construction would be required. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The nearest residence appears to be located approximately 350 feet from the western-most cultivation site according to Google Earth map measurement. The nearest neighboring house is generally located upwind of the normal prevailing wind direction in this area; prevailing winds typically originate from the north / northwest and blow to the south / southeast. In addition, the applicant is required to prepare Erosion Control and Odor Management Plans to reduce any potential impacts. Therefore, it is not anticipated that the project would expose sensitive receptors to substantial odor and pollutant concentrations. Less than Significant Impact with mitigation measures AQ-1 through AQ-6 added	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			The cultivation area on the site was previously disturbed by prior crop cultivation (non cannabis) and by subsequent disking that was determined to be inconsequential. Minimal site disturbance is needed to implement the project as proposed. The applicant will be required to submit an Odor Control Plan as a condition of approval, and will need to mitigate the outdoor cultivation areas through the use of fragrant plants around the perimeter of the outdoor growing areas. Less than Significant Impact with mitigation measures AQ-1 through AQ-6 added	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological Assessment was prepared for the project by Jacobszoon and Associates dated October 14, 2019 (included as Attachment E). The Assessment concluded that there was the potential for 10 special-status wildlife species to have a moderate to high potential to occur within the study area, although none were observed during the site inspection. These include golden eagle, great blue heron, white-tailed kite, prairie falcon, black-crowned night heron, pallid bat, fringed myotis, Yuma myotis, American Badger and western pond turtle.</p> <p>The Assessment concluded that five special-status flora species have moderate or high potential to be present on the site; this includes bent flowered fiddleneck, Mendocino tarplant, bristly leptosiphon, Mt. Diablo cottonweed, and beaked tracyina. None of these flora species were observed on the site.</p> <p>Regardless, the following mitigation measures will be incorporated in the event that new or unobserved habitats are found within 100 feet of any of the four cultivation areas.</p> <p>Mitigation measures:</p> <p><u>BIO-1:</u> If project activities occur during the breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any birds are nesting in trees on or adjacent to the study area. This shall include areas where water wells and security fencing will be installed.</p> <p>If active nests are found close enough to affect breeding success, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO-2: If initial ground disturbance occurs during the bat maternity roosting season (April 1 through September 1), a qualified biologist shall conduct a bat roost assessment of trees within 100 feet of the proposed construction. If bat maternity roosts are present, the biologist shall establish an appropriate exclusion zone around the maternity roost.</p> <p>Less than Significant Impact with mitigation measures BIO-1 and BIO-2 added.</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The site contains no mapped riparian habitats or other mapped sensitive natural communities identified on local or state plans or mapping programs available to Lake County.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>The County's GIS data base shows no wetlands on or adjacent to the four cultivation areas. A small portion of the westernmost part of the site is within a mapped riparian area, however the cultivation areas are more than 100 feet from the boundary of these riparian areas.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>The Biological Study submitted listed several potential habitats on site for special flora and / or fauna, but did not observe native resident or migratory fish or wildlife species within the study area.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>This project does not conflict with any local policies or ordinances protecting biological resources. The trees on site are primarily introduced / non-native. There are no mapped sensitive species on the site.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	<p>No special conservation plans have been adopted for this site and no impacts are anticipated.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by Dr. John Parker, Archeologist, dated September 30, 2019.</p> <p>The Cultural Resources Evaluation assessed the four cultivation areas proposed, and stated that no significant historic or prehistoric cultural materials were encountered during the field inspection, and the study determined that no significant cultural sites exist on the parcel.</p> <p>The applicant will remove 18 trees on the site in 'Field 3'. The County is adding two conditions that require certain actions on the part of the applicant if any potentially significant artifacts are found. These mitigation measures are as follows:</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed Archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds. If human remains are found, the Lake County Sheriff's Department shall also be notified, and shall coordinate with the local overseeing Tribe to inter or relocate the remains.</p> <p>Less than Significant Impact with mitigation measures incorporated</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>Please see response to Section V(a). The applicant is proposing minimal site disturbance.</p> <p>Less than Significant Impact with mitigation measures incorporated</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Please see response to Section V(a). The Cultural Study stated that it was unlikely that any significant findings, including human remains, appear likely on this site. The amount of new site disturbance that would occur is minimal.</p> <p>Less than Significant Impact with mitigation measures incorporated</p>	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		<p>The applicant states that she will use an on-grid power system as the primary energy source. The outdoor cultivation areas will have minimal need for power. The likely power sources include the security system, the well pump, and any outdoor security lighting that might be needed in the future.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		<p>There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'indoor cultivation' (not proposed with this application).</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake			X		<p><u>Earthquake Faults</u></p> <p>i) There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u></p> <p>The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>					<p><u>iv) Landslides</u></p> <p>According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable, although the site is relatively steep (mostly greater than 30% slope).</p> <p>Less Than Significant Impact</p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X		<p>Minimal grading and/or earth movement will result with the project. The applicant proposes to import soil for the pots. However, this will not have any effect on the potential for erosion or the loss of topsoil. The applicant has submitted an engineered Stormwater Management Plan (included in the Property Management Plan in Attachment B) that shows wattles placed around the cultivation areas to control stormwater runoff direction and flow.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			X		<p>The majority of the site, including the cultivation areas, contains type 182 Neice-Sobranite-Hambright complex soil. The erosion potential for the Type 182 soil type is severe, however the project will rely on above-ground fabric pots, and minimal site disturbance is needed. Additionally, minimal construction will occur for the proposed infrastructure.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>			X		<p>The mapped soil on the cultivation portion of the site has moderate shrink-swell potential. Surface runoff is significant due to the slope of the site (30% to 75% according to the soil type).</p> <p>The applicant has provided a Stormwater Management Plan that incorporates wattles to help channel runoff. The fabric pots to be used are permeable, and will absorb some of the rainfall that will occur during storms.</p> <p>Based on the stormwater management plan submitted, no further mitigation measures are needed, however a condition of approval is needed that requires the applicant to adhere to the engineered stormwater management plan BMPs.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?</p>				X	<p>The project site will be served through an existing on-site septic system. The +275 acre site is large enough to support the existing in-ground septic system.</p> <p>No Impact</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	There will be minimal ground disturbances occurring with this project to prepare the site for the complete cultivation area, which indicated that there are no unique paleontological or geologic features on the site. No Impact	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities (vehicles primarily). Construction activities on this site will be minimal. Burning plant material is prohibited in Lake County, and projected trips generated will be between 4 and 12 per day during and after construction. An average single family dwelling generates 9.55 average daily trips according to the International Transportation of Engineer's manual; this cultivation proposal will similar daily trips to a typical dwelling both during and after construction takes place. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		This proposal will use organic pest control and fertilizers. This will significantly limit potential environmental hazards that would otherwise result. Cannabis waste is required to be chipped and spread on site; burning cannabis waste is prohibited in Lake County. All pesticides and fertilizers are required to be stored in a locked and secure facility as are being proposed by the applicant. Less than Significant Impact	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		The pesticides and fertilizers proposed are mostly organic, and will be stored in a secure building. The site preparation will require some light construction equipment; all equipment staging shall occur on previously disturbed areas on the site. Less than Significant Impact	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). No Impact	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the County Roads Department, as well as CalFire for consistency with access and safety standards. Less Than Significant Impact	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as being a fire risk, however the project will not further heighten fire risks on the site, and will actually provide a five acre fire break where the cultivation activity will occur. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. See Section XX, Wildfire, for more information. Less than Significant Impact	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project parcel is current served by an existing onsite septic and well, and has 1898 water rights to draw water from Clear Lake. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less Than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The applicant has provided 1898 (Samuel Levy) water rights that allow the applicant to draw directly from Clear Lake into (12) proposed on-site 5,000 gallon water tanks to be used for crop irrigation. There is also an existing on-site well. The project would not alter a stream or river, nor would it substantially increase the amount of runoff that would result in flooding. There is an above-ground seasonal stream located near the westernmost cultivation area; the applicant has measured the 100 foot setback to the 'top of bank' for this stream, and will cultivate outside this setback. Less than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the		X			The applicant has stated that the total cultivation area is about five acres in size. The outdoor cultivation area will remain permeable, since above-ground pots can absorb water.. The total non-permeable surface area will not increase with this project, since the two 1,300 s.f. barns to be used as cannabis drying buildings already exist. The applicant has not provided an engineered Stormwater Management Plan, which is typically required before a use permit application can go to a public hearing. Consequently, a mitigation measure is added here to require this engineered Stormwater Management Plan as follows:	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</p> <p>iv) Impede or redirect flood flows?</p>					<p>HYD-1: The applicant shall submit an engineered Erosion Control and Drainage Plan to Lake County Planning Department prior to use permit issuance for review and acceptance, or review and medication.</p> <p>Less than Significant Impact with mitigation measure incorporated</p>	
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X		<p>The cultivation sites are not located in a flood plain, tsunami or seiche zone.</p> <p>Less than Significant Impact</p>	<p>1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34</p>
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>			X		<p>The proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials including pesticides and fertilizers will be stored in a locked / secured shed, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling.</p> <p>Less than Significant Impact</p>	<p>1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34</p>
<p align="center">XI. LAND USE AND PLANNING <i>Would the project:</i></p>						
<p>a) Physically divide an established community?</p>			X		<p>This project is consistent with the Lake County General Plan, Upper Lake – Nice Area Plan, the Lake County Zoning Ordinance, and the Hazard Mitigation Plan.</p> <p>The site holds a General Pan designation of Rural Lands and the project is consistent with this designation, which allows agricultural uses in the RL zoning district.</p> <p>The property is zoned “RL” Rural Lands, with a “FF” Floodway Fringe and “WW” Waterway combining district. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a Use Permit. The applicant shall adhere to all incorporated mitigation measures and conditions of approval. As previously described, the creek on-site will be avoided with a 100 foot setback minimum.</p> <p>California Department of Food & Agriculture (CDFA) is responsible for licensing and regulation of cannabis cultivation and enforcements defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation. The applicant is required to obtain a license from the CDFA prior to legal cultivation occurring.</p> <p>With approval of and adherence to the permits listed above, the project would not conflict with any land use plan or policy intended for avoiding or mitigation an environmental effect.</p> <p>Less than Significant Impact</p>	<p>1, 3, 4, 5, 6, 35</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, the Upper Lake - Nice Area Plan and the Lake County Zoning Ordinance (Article 27). Less than Significant Impact	1, 3, 4, 5, 20, 21, 22, 27, 28
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The County's Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. No Impact	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Upper Lake - Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Noise related to cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators used during power outages. The project will have some minimal site preparation (hours of construction are limited through standard conditions of approval). As stated, there may be a need for an emergency backup generator, however generator usage would be limited to use only during power outages – this is a standard condition of approval for all cannabis cultivation projects. The following mitigation measures are typically added for all commercial cannabis activities to protect neighboring property owners from excessive impacts related to noise. <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. <u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines. Less than Significant Impact with mitigation measures	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					incorporated	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to construction or to post-construction facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. Less Than Significant Impact	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project does not propose any new homes, nor does it propose an extension of infrastructure; the project is not anticipated to induce population growth. No Impact	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. No Impact	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		<p>The proposed project site is accessed from E. Highway 20, a State Highway. A minimal increase in traffic is anticipated due to site construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of van-type delivery vehicles. Daily employee trips are anticipated to be between 4 and 12 average daily trips. There are no known capacity issues with Highway 20 in this location. The project does not propose any changes to the transportation system and has been reviewed by the County Roads Department and CalFire for consistency with all applicable safety regulations and policies.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>CEQA chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. Projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. The site will use Highway 20, a paved State Highway.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		<p>No changes to Highway 20 are proposed, nor do any appear to be needed. The applicant has improved the interior driveway with gravel, and the driveway is relatively flat and open leading to the cultivation site. The project has been reviewed by the County Roads Department and CalFire for consistency with all applicable safety regulations and policies.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?				X	<p>As proposed, this project will not impact existing emergency access.</p> <p>No Impact</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			<p>A Cultural Study was done for this site. The Study concluded that it was unlikely that this site would be a potential candidate for California Historic Registry inclusion.</p> <p>However, in the event that artifacts or other potentially significant items / relics or remains are discovered that could change the nature of this site, mitigation measures have been added (CUL-1 and CUL-2)</p> <p>Less than Significant Impact with mitigation measures incorporated</p>	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public		X			<p>All 11 Lake County based tribes were notified of this action; none had concerns about this project. The Cultural Study provided indicated that it was unlikely that this site contains items of significance per PRC 5024.1.</p> <p>However, in the event that artifacts or other potentially significant items / relics or remains are discovered that could change the nature of this site, mitigation measures have been added (CUL-1 and CUL-2)</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					Less than Significant Impact with mitigation measures incorporated	
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing well and septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The site contains an on-site well and has 1898 (Samuel Levy) water rights to draw water from Clear Lake. The applicant is proposing (12) 5,000 gallon water tanks on site for irrigation water storage. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The site is served by an existing septic system with no known issues regarding adequacy. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for the next five years according to Lars Ewing, Manager of Public Services in Lake County. Less than Significant Impact	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is 400 pounds annually. Less than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area as well as within the Northshore Fire Protection District's service area. A site visit on November 19, 2019 confirmed that the site is well-tended; the interior driveway is 20' wide, and there are large areas that contain grass but little or no other undergrowth where turn-arounds are possible located at approximate 400 foot intervals in between the gate at Highway 20 and the cultivation site, which is the primary focus of the cultivation activity. The property is subject to the Lake County Hazard Mitigation Plan, and shall maintain fire breaks around all structures. The applicant will adhere to all Federal, State and local fire requirements/regulations and conditions of approval for such regulations have been added to the project relating to but not limited to the following: property line setbacks for structures being a minimum of 30 feet; addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000 lb vehicles; maximum slope of 16%; turnout requirements; gates requirements (14 foot wide minimum) and gate setbacks (minimum of 30 feet from road); parking, fuels reduction regulations including a minimum of 100 feet of defensible space, etc.</p> <p>The project would not impair an adopted emergency response or evacuation plan. Should this site need to evacuate, Highway 20 is a primary route with several outlets located near the subject site.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>The site and surrounding lots are flat and generally devoid of vegetation other than some introduced trees. Approval of the project will not increase the fire risk in this area. This particular area has a history of wildfires. However, the five acre cultivation site will help to act as a fire break, particularly given the lack of existing vegetation on this site. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The site is served by Highway 20, a well maintained State Highway. No other infrastructural improvements is necessary for this project.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>The site is flat; there is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a cultivation of commercial cannabis in previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural / Tribal, Noise and Biological Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Cultural / Tribal, Noise and Biological Resources have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake - Nice Area Plan
5. Draper Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for Mary Draper, prepared by Alicia Ringstadt, Biologist for Jacobzoon Associates and dated October 14, 2019.
14. Cultural Site Assessment Survey, prepared for Mary Draper by Dr. John Parker and dated September 30, 2019.

15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Northshore Fire Protection District
38. Site Visit – November 19, 2019