



## 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: October 15, 2020

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## INITIAL STUDY IS 20-04

### ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Infinity Cannabis Growth
2. **Permit Number:** Initial Study, IS 20-04 for Minor Use Permit MUP 20-01
3. **Lead Agency and Address:** County of Lake  
Community Development Department – Planning Division  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person:** Victoria Kim, Assistant Planner (707) 263-2221
5. **Project Location(s):** 11020 Sky High Ridge, Lower Lake (APN: 122-300-01)
6. **Project Sponsor's Name/Address:** Kochagorn Sinsukthaworn and James W. Hopkins  
4900 Ricky Rd., Las Vegas, Nevada 89130
7. **General Plan Designation:** Rural Lands – Rural Residential
8. **Zoning:** “RL-RR” Rural Land – Rural Residential districts
9. **Supervisor District:** District One (1)
10. **Flood Zone:** “D” – Areas of undetermined, but possible, flood hazard
11. **Hazard:** Project Parcels Located within State Responsibility Area,  
Moderate - Wildland Fire Hazard Severity Zone
12. **Parcel(s) Size:** ±21.39 Acres
13. **Previous Land Use Permit:** None
14. **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).**

Infinity Cannabis Growth proposes to develop a commercial cannabis cultivation operation at 11020 Sky High Ridge on Lake County APN 122-300-01 in Lower Lake California, composed of one (1) A – Type 2B “Small Mixed-Light” cultivation area. Infinity Cannabis Growth seeks to obtain a Minor Use Permit for Commercial Cannabis Cultivation for a total cultivation area of 10,000 square feet with a proposed cannabis canopy of 9,000 square feet.

The project is located in Lower Lake, CA, about 0.75 mile from Morgan Valley Road. The project site was impacted by the 2015 Rocky Fire. The property is within the Soda Creek Watershed (HUC12) which is located at the southwestern edge of the property near Sky High Ridge Road. Existing ephemeral drainages at the east of the proposed cultivation area flow

down to Soda Creek at the southeast through a manmade marsh vegetation. The marsh is behind an artificial berm which has been penetrated by the drainage. Approximately 275 feet from the proposed cultivation area, there is an existing wetland vegetation area.

The proposed cannabis cultivation area and associated facilities are accessed via Sky High Ridge Road which can be accessed from Morgan Valley Road. The proposed cultivation method is in raised planter beds with drip irrigation systems within six (6) 30'x100' greenhouses. The proposed cultivation areas will be surrounded by a 6-foot tall galvanized wire fence with privacy screen/cloth. Proposed ancillary facilities include:

- 100 square foot (SF) harvest and trim structure;
- 100 SF storage shed, a 320 SF container;
- 100 SF fertilizer storage;
- 100 SF security office;
- portable bathroom;
- 900 SF dry house;
- 100 SF water filtration system; and
- 100 SF solar panel on the ground, will be used for the proposed commercial cannabis cultivation.

The project parcel is located within the State Responsibility Area (SRA) and shall adhere to the State of California Public Code, Division 4 and sections in 4290 and 4291 and two (2) 5,000 gallon water storage tanks are proposed to meet the code sections.

All pesticides, fertilizers, and hazardous materials will be stored in the proposed fertilizer storage. Chemicals approved by Organic Materials Review Institute will be only used to the cultivation site. The storage sheds will be located within the fenced cultivation area located in front of the greenhouses.

All green waste generated from the proposed cannabis cultivation will be composted onsite at the designated 25'x40' compost storage. According to the applicant, Bokashi Composting methods which is an anaerobic process that relies on inoculated bran to ferment organic wastes will be used to decompose the green waste. The applicant is estimating approximately 100 pounds of vegetative waste will be produced each cultivation season.

The proposed cultivation operation will draw water from an existing well which was permitted on March 31, 2011. Two (2) 5,000 gallon water storage tanks are proposed.

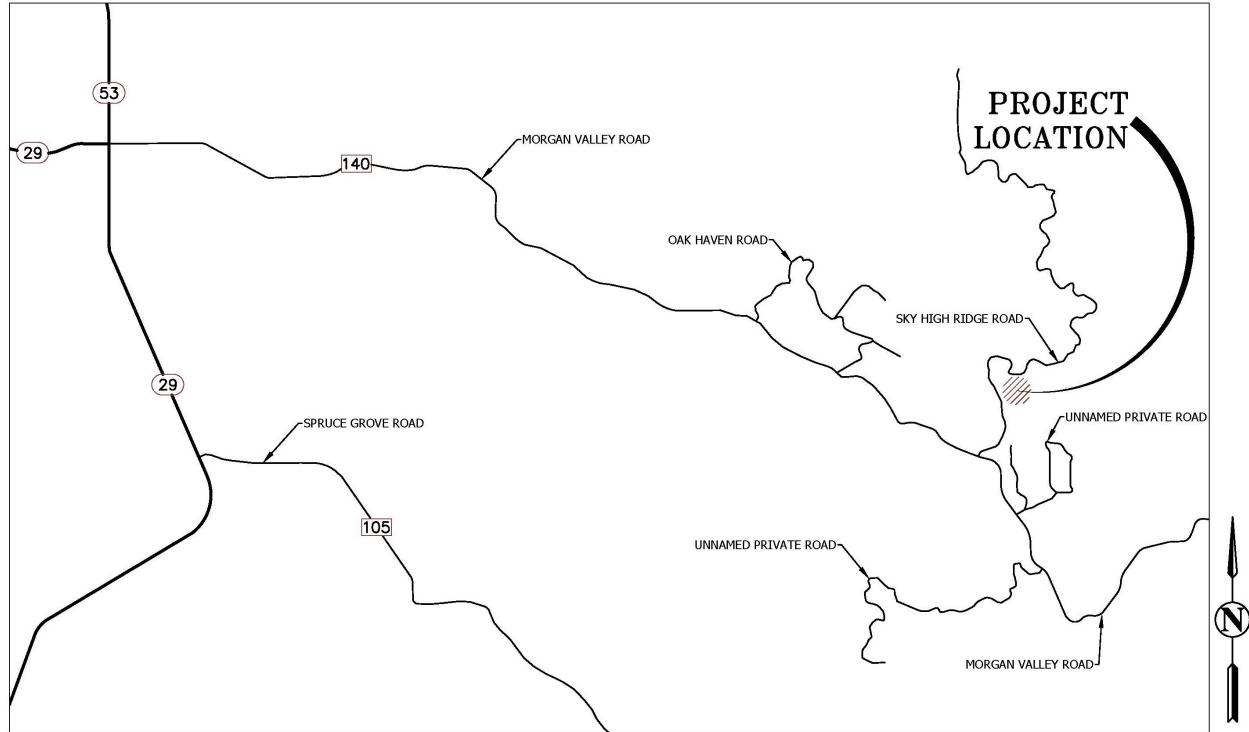
According to the proposed project, the facility will be open Monday through Saturday, 8:00 AM to 6:00 PM. All visitors to the site during the operating hours will be greeted by an employee of the site and requested for identification.

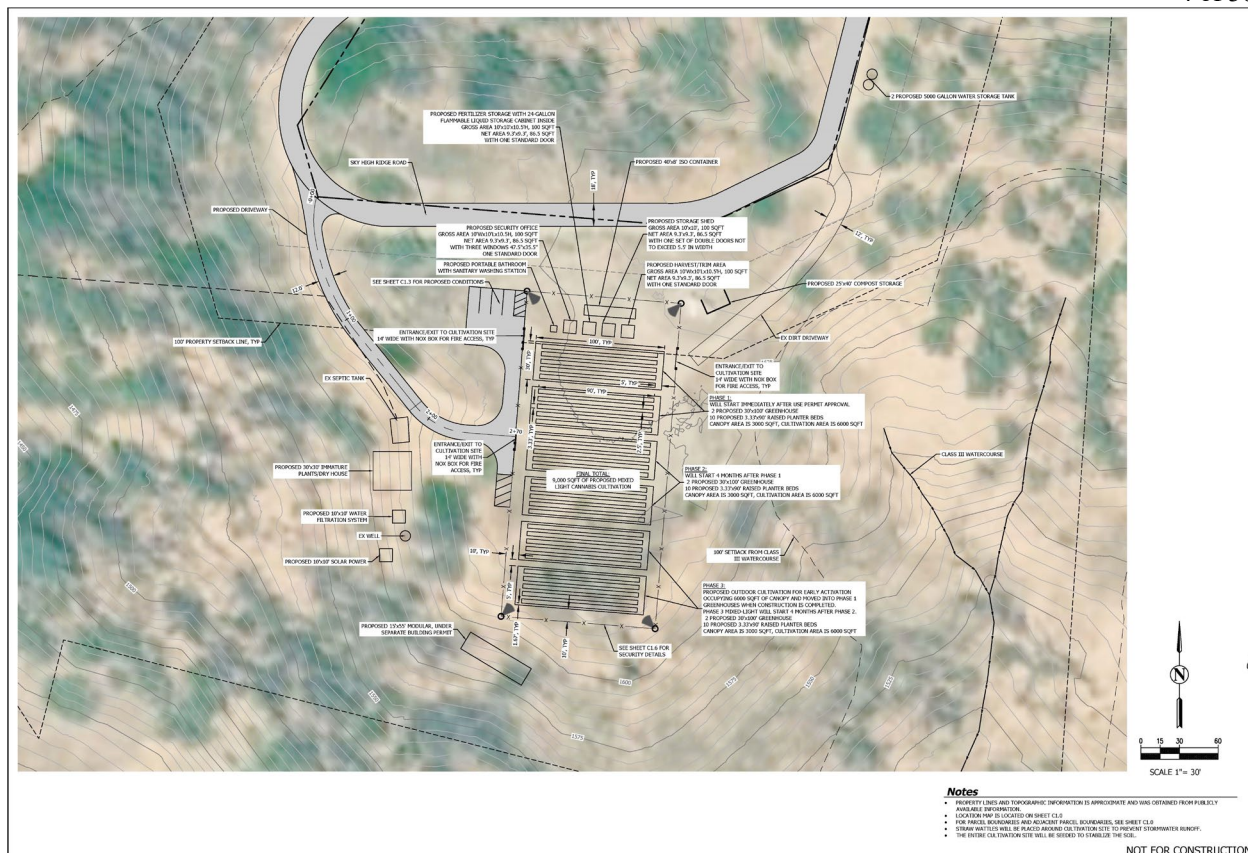
## **CONSTRUCTION**

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

- Proposed construction activities will take place approximately a year.
- Construction will occur Monday through Friday from the hours of 6:00 AM to 5:00 PM.
- A water truck will be used to wet and mitigate the generation of dust during construction.

- All construction activities, including engine warm-up, will be limited to Monday through Saturday, between the hours of 8:00 AM to 5:00 PM.
- Absorbent materials for spill containment and spill cleanup equipment will be maintained within the storage shed and adjacent to the pesticide mixing and preparation area to minimize spillage or leakage of hazardous materials. All pesticides will be stored under cover with label instructions within the storage shed which is more than 150 feet from the nearest surface water body.

**VICINITY MAP**



## PROPOSED SITE MAP

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

North: "RL" Rural Lands. Parcel sizes range from approximately 22.43 acres to 41.11 acres in size.

South: "RR" Rural Residential, "RL" Rural Lands, and "SR" Suburban Reserve. Parcel sizes range from approximately 20.76 acres to greater than 71.01 acres in size.

West: "RR" Rural Residential and "RL" Rural Lands. Parcel sizes range from approximately 19.83 acres to greater than 22.56 acres in size.

East: "RL" Rural Lands and "RR" Rural Residential. Parcel sizes range from approximately 20.05 acres to greater than 71.01 acres in size.

The Project parcel is not within a Community Growth Boundary. The nearest parcel boundary is approximately 16,000 feet from the Community Growth Boundary.

### 16. 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  
 Lake County Fire Protection District (CalFire)  
 Central Valley Regional Water Quality Control Board  
 California Water Resources Control Board  
 California Department of Forestry & Fire Protection (CalFire)  
 California Department of Fish & Wildlife (CDFW)  
 California Department of Food and Agricultural  
 California Department of Pesticides Regulations  
 California Department of Public Health  
 California Bureau of Cannabis Control  
 California Department of Consumer Affairs

**17. 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.

Notification of the project was sent to local tribes, **Big Valley Rancheria, Elem Colony, Koi Nation, Middletown Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, Yocha Dehe, Cache Creek, Redwood Valley, and HERC.**

Redwood Valley differed to and support comments from Elem Tribe, Middletown Rancheria and Koi Nation on January 29, 2020.

Big Valley Rancheria encouraged to reach out other Tribes on March 29, 2020 because the project is occurring outside of Big Valley Band of Pomo Indians' Lands.

Middletown Rancheria requested the applicant to engage a cultural sensitivity training with the Middletown Rancheria Tribe during a site visit. The applicant successfully completed the cultural sensitivity training on April 15<sup>th</sup>, 2020 and the tribe is comfortable with the project moving forward under the mutual understanding that the Tribe is contacted should there be any inadvertent discoveries.

The California Historical Resources Information System stated that the proposed project area does not have a potential for unrecorded Native American resources throughout the overall project area. Therefore, further assessment of these resources is not recommended at this time.

## ATTACHMENTS

**Attachment 1** – Project Supplemental Data Form for Initial Study received October 15, 2019

**Attachment 2** – Property Management Plan received January 16, 2020

**Attachment 3** – Biological Resources Report by Huffman-Broadway Group dated January 13, 2020

**Attachment 4** – Letter from Fish and Wildlife dated April 30, 2020

**Attachment 5** – Mitigation Monitoring and Reporting Program

**Attachment 6** – Letter from Chapman Engineering dated April 14, 2020

### 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 &amp; Forestry</u>      | <input checked="" type="checkbox"/> <u>Hazards &amp; 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 checked="" 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 checked="" type="checkbox"/> <u>Geology / Soils</u>      | <input checked="" type="checkbox"/> <u>Noise</u>                             | <input type="checkbox"/> <u>Utilities / Service Systems</u>                   |
| <input checked="" 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:  
Victoria Kim, Assistant Planner



SIGNATURE

Date: October 15, 2020

Scott DeLeon, 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:
- the significance criteria or threshold, if any, used to evaluate each question; and
  - 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**
<b>I. AESTHETICS</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The proposed use is located on a private roadway in a rural area of the County. Most of the site is forested woodland (some of which was burned in the 2015 Rocky Fire), but habitats also include some chaparral slopes. The 0.5-acre area proposed for cannabis cultivation in greenhouses is a previously-disturbed and level area mostly surrounded by a higher elevation berm. The site does not contain any designated scenic vistas and does not afford views of scenic vistas identified in the Lake County General Plan such as Mt. Konotci, Clear Lake, etc. In addition, greenhouses and cannabis cultivation, or other agricultural activities are not uncommon in the area. The project also meets all development standards intended to reduce visual impacts and ensure land use compatibility. Therefore, the project will not have a substantial adverse effect on a scenic vista.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The project is not located within the vicinity of a state scenic highway. <b>See response to Section I(a).</b>  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 6, 9



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 site is not located within an urbanized area. The proposed use is located on a private roadway in a rural area of the County. The nearest residence is approximately 860 feet away from the proposed cultivation area. Views of the site, particularly the greenhouses may be visible by residents and motorists passing by, but these views are not considered “public” view under CEQA. In addition, greenhouses and cannabis cultivation, or other agricultural activities are not uncommon in the area. As described above in discussion (a), the site contains woodland vegetation and the 0.5-acre area proposed for cannabis cultivation in greenhouses is a previously-disturbed and level area mostly surrounded by a higher elevation berms, making it harder to see. The project also meets all development standards intended to reduce visual impacts and ensure land use compatibility. Therefore, the proposed project would not substantially degrade the visual character of the site or area.</p>  <p>Looking at Sky High Ridge Road adjacent to the project site</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 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>Even though the project is located in a rural area of the County, it still has the project has some potential to create additional light and/or glare through exterior security lighting. Therefore, with the incorporated Mitigation Measure Below, all potential impacts have been reduced to less than significant.</p> <p><b>Less than Significant with Mitigation Measures added:</b></p> <p><b><u>AES-1:</u></b> An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and approval prior to operation. .</p> <p><b><u>AES-2:</u></b> All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits.</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**
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <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. Would the project:</i>						
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		According to the Farmland Mapping and Monitoring Program, the project parcel is classified as "Grazing Land," which is land on which the existing vegetation is suited for the grazing of livestock. According to the Property Management Plan, all cultivation will occur within greenhouses. Additionally, the project parcel is not within a Williamson Act Contract. Therefore, the proposed operation will not impact/convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		Refer to Section II (a).  <b>Less than Significant Impact.</b>	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 use will not conflict with existing, zoning, or cause rezoning of forest land, timberland, or timber production as defined by the Government Code. Additionally, the proposed use is allowed within the "RR-RL" rural Residential and Rural Lands Zoning Designation upon securing a minor/major use permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance.  <b>No Impact.</b>	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	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use.  <b>No Impact.</b>	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.  <b>No Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
<b>III. AIR QUALITY</b> <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. Would the project:</i>						
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 site preparation/construction of the cultivation area, and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation/construction. Odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and active means such as planting fragrant flowering and herb plants surrounding the cultivation area. Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant. The applicant states within the Property Management Plan that carbon filters / air scrubbers will be used in the buildings. Dust during site preparation can be mitigated by wetting the soil by a water truck.  Construction of the project would begin following approval of	1, 3, 4, 5, 10, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the minor use permit, and would last approximately 1 year. There would be minimal soil disturbance, given that the cultivation site is relatively flat.</p> <p><b>Less Than Significant with Mitigation Measures added:</b></p> <p><b><u>AQ-1:</u></b> All Mobile diesel equipment used for construction and/or maintenance shall be 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 as well as Lake County Noise Emission Standards.</p> <p><b><u>AQ-2:</u></b> Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed by adequate dust control to mitigate airborne emission during and after site development.</p> <p><b><u>AQ-3:</u></b> 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 to the Lake County Air Quality Management District.</p> <p><b><u>AQ-4:</u></b> 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><b><u>AQ-5:</u></b> The applicant shall have the primary access and parking areas surfaced with chip seal as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/ trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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><b><u>AQ-6:</u></b> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly maintain and require palliative treatment at the 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 cultivation activity will take inside of proposed greenhouses. Thus, the project will not generate dust or other substances that will violate air quality in this vicinity. Lake County is an Air Attainment county.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>See response to III (a) and (b).</p> <p><b>Less than Significant Impact.</b></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**
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is about 1,000 feet away from the nearest cultivation area. The cultivation areas are setback a significant distance from the nearest off-site dwellings, so passive odor control (separation distance) may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 100 feet of the property as is required by Lake County Air Quality Management District. As described in Section III (a) above, <b>implementation of mitigation measures AQ-1 through AQ-6 will reduce impacts to less than significant.</b>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
<b>IV. BIOLOGICAL RESOURCES</b> <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>According to a Biological Resources Report prepared by Huffman-Broadway Group, the proposed project would not result in any significant adverse impacts on special status plant or animal species due to implementation of the project. Although a California Fully Protected white-tailed kite was observed passing through the site during the field survey on January 8, 2020, the species would not nest on or in the immediate vicinity of the project cultivation area as there are no trees in the area that would provide suitable substrate for nesting by this species.</p> <p>Additionally, implementation of mitigation measures below would further reduce adverse impacts to less than significant.</p> <p><b>BIO-1: 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.</b></p> <p><b>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.</b></p> <p><b>Less Than Significant Impact with a mitigation measure BIO-1 added.</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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 Biological Resources Report (Attachment 3) states that no areas were found in the vicinity of cultivation site where greenhouses would be installed that would potentially be subject to federal wetland/waters jurisdiction of the Corps under Section 404 of the Clean Water Act (CWA), state jurisdiction of the CVRWQCB under the Porter Cologne Act, or CDFW jurisdiction under the state Fish and Game Code. Several drainages running down the hillside to the east of the cultivation site and an area behind a man-made berm with wetland vegetation downhill from and to the southeast of the cultivation site could be determined to be regulated by state or federal regulatory agencies, but these features are distant from the area of proposed cultivation and are clearly more than 100 feet from any of the proposed greenhouses and cultivation facilities. In addition, irrigation water for the cultivation will be from an existing, permitted groundwater well, so no water will be extracted from surface streams.</p>	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 17, 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>A letter prepared by the California Department of Fish and Wildlife (CDFW) states that the project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake. Therefore, a Lake and Streambed Alteration Agreement is not required. All Biological impacts can be <b>Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added:</b></p> <p><b>BIO-2:</b> No construction activities shall occur during rain events (October 15 through April 15), defined as ¼ inch of rain falling within a 72-hour period. Construction activities shall resume 72 hours after the end of the rain event. All work areas shall be checked daily prior to the start of work to ensure that no special-status species are within the proposed work zone.</p> <p><b>BIO-3:</b> Placement of any fill and/or any project improvements/ development that results in the discharge of dredged and/or fill material into potential jurisdictional areas on the project sites shall require authorization from the following agencies, which included but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• U.S Army Corps of Engineers Nationwide Permit.</li> <li>• Regional Water Quality Control Board pursuant to Sections 404 and 401 of the Clean Water Act</li> <li>• California Department of Fish and Wildlife – 1601/1604 Stream Alteration Agreement.</li> </ul> <p><b>BIO-4:</b> Prior to any work occurring in and/or near any waterway, the applicant shall submit Erosion and Sediment Control Plans and a Storm Water Management Plan to the Community Development Department for review and approval. Said Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. [Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required]</p>	
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			No areas were found within or in close proximity to the proposed cultivation area that would be potentially be subject to wetland/waters jurisdiction of the Corps under Section 404 of the Clean Water Act or that would potentially be subject to the Porter-Cologne Act jurisdiction of the CVRWQCB or Fish and Game Code jurisdiction of CDFW. Cannabis cultivation within the approximately 0.5-acre cultivation area would not result in filling or direct impacts to any area that would be subject to federal jurisdiction of the Corps or the state regulatory jurisdiction of the CVRWQCB or CDFW. No permits would be required from the U.S. Army Corps of Engineers under the Clean Water Act, the CVRWQCB under 401 of the CWA and/or Porter-Cologne Act, or CDFW under Fish and Game	1, 2, 3, 4, 5, 11, 12, 13, 15, 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**
					Code Section 1602. If project changes are proposed that would impact these areas, regulatory permits would be required, as noted the aforementioned mitigation measures.  <b>Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added.</b>	
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			The approximately 0.5-acre area proposed for cannabis cultivation is within a previously disturbed area that has been graded level containing very little vegetation. Construction of greenhouses in this area would result in minor removal of non-native vegetation of little value as wildlife habitat. No trees would need to be removed to accommodate the proposed cultivation areas. As the proposed cultivation would occur within previously-disturbed areas of the property with limited value as habitat for wildlife, impacts to wildlife species would not be considered significant.  Although a number of wildlife species, including a variety of bird species, were observed on the property during the field survey, the establishment of the proposed greenhouses within a previously-disturbed portion of the site would not significantly impact wildlife habitats. Extensive areas of on-site habitat will be available for use by wildlife species that may currently occupy the approximately 0.5-acre cultivation area proposed for installation of greenhouses and construction of ancillary facilities. The project would not result in a substantial change in animal populations at the site. The project will not cause a fish or wildlife population to drop below self-sustaining levels.  Additionally, the project applicant is enrolled (CVRWQCB #WDID SS17CC422708) in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-001- DWQ. Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. <b>Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added.</b>	1, 2, 3, 4, 5, 11, 12, 13, 15, 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		Wetlands, ephemeral drainages or other sensitive habitats protected by County Zoning Ordinance would not be affected by the proposed project. No tree removal is necessary to establish the cultivation areas so tree preservation policies or ordinances would not apply to the project.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 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		There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan applicable to the project site.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 11, 12, 13, 15, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			The California Historical Resources Information System stated that the proposed project area does not have a potential for unrecorded Native American resources throughout the overall project area.  A Cultural Resource Evaluation was done on December 3, 2019 by Dr. John Parker of Archeological Research (omitted	1, 3, 4, 5, 14, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>for confidentiality). John Parker's recommendations are below:</p> <p>Although five (5) prehistoric materials were discovered during a field inspection on November 25, 2019, the artifacts are not considered "significant" cultural resources as defined in the California Public Resources Code, Section 5024.1.</p> <p>Should archaeological materials be discovered during future development, all activity shall be halted in the vicinity of the find(s), and that a qualified archaeologist be retained to evaluate the find(s) and to recommend mitigation procedures.</p> <p><b>CUL-1:</b> 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 Department.</p> <p><b>CUL-2:</b> If any human remains are encountered during site preparation and construction activities, the applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department. 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.</p> <p><b>CUL-3:</b> 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 Middletown Rancheria Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.</p> <p><b>Less than Significant with Mitigation Measures CUL-1 through CUL-3 added.</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>See response to Section V (a).</p> <p><b>Less than Significant Impact Mitigation Measures CUL-1 through CUL-3 added.</b></p>	1, 3, 4, 5, 11, 14, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>See Response to V (a).</p> <p>The applicant shall immediately halt all work and contact the Lake County Sheriff's Office, the local overseeing tribe, and the Community Development Department if any human remains are encountered.</p> <p><b>Less than Significant with Mitigation Measures CUL-1 through CUL-3 added.</b></p>	1, 3, 4, 5, 11, 14, 39
<b>VI. ENERGY</b> <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 a 10'x10' solar panel area is the proposed energy source. The greenhouse cultivation areas will require power for lighting and exhaust fans. Other uses that require power include the security system, lighting, and well pump.</p>	1, 3, 4, 5, 11, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<b>Less than Significant Impact.</b>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14
<b>VII. GEOLOGY AND SOILS</b> <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 Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  ii) Strong seismic ground shaking?  iii) Seismic-related ground failure, including liquefaction?  iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.  <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.  <u>Landslides</u> There is some minor risk of landslides based on slope of the site. However, the cultivation is located within a flat area.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:  <ul style="list-style-type: none"> <li>• <b>Maymen-Hopland-Estel association (171):</b> 15% to 50% percent slopes (14.8 acres of the site). This unit is about 30 percent Maymen gravelly loam, 30 percent Hopland loam, and 20 percent Etsel gravelly loam. This map unit is on mountains. The vegetation is mainly brush on the Maymen and Etsel soils and hardwoods on the Hopland soil.</li> <li>• <b>Skyhigh-Millsholm loams (209):</b> 15% to 50% percent slopes (5.0 acres of the site). This map unit is on hills. The vegetation is mainly oaks and annual grasses. This unit is about 45 percent Skyhigh loam and 25 percent Millsholm loam.</li> <li>• <b>Skyhigh-Sleeper-Millsholm association (211):</b> 15% to 30% percent slopes (0.8 acres of the site). This map unit is on hills. The Skyhigh and Sleeper soils are susceptible to slumping and gullyng. The vegetation is mainly oaks and annual grasses.</li> <li>• <b>Maymen-Etsel-Snook complex (169):</b> 30% to 75% percent slopes (0.9 acres of the site). This map unit is on hills and mountains. The vegetation is mainly brush with some hardwoods and annual grasses. Elevation is 1,500 to 4,000 feet.</li> </ul> If erosion occurs, it could negatively impact the water feature	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>on-site. However, if greater than fifty (500) cubic yards of soils are moved, a <i>Grading Permit</i> shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>Implementation of mitigation measures below would further reduce adverse impacts associated with erosion and water quality to less than significant.</p> <p><b>GEO-1:</b> Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for life of the project.</p> <p><b>GEO-2:</b> Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p><b>GEO-3:</b> The permit holder shall monitor the site during the rainy season (October 15 to May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p><b>Less than Significant Impact with Mitigation Measures GEO-1 and GEO-3 added.</b></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?			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is no grading or proposed ground disturbance on any unstable soils.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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?		X			<p>The soil on the cultivation area is type 171 which is usually well drained, the hazard of erosion is severe, and would likely cause substantial direct or indirect risk to life or property.</p> <p><b>Less Than Significant Impact with Mitigation Measures GEO-1 and GEO-3 added.</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?			X		According to the soil survey of Lake County, prepared by U.S.D.A., for soil type 171 if it is used for septic tank absorption fields, the limitation of moderately slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed sewage disposal system.  The project site has an existing septic (permit # 20715) that was permitted through County of Lake Environmental Health.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 23, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		There are no unique paleontological or geologic features on the site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <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 occur from construction activities and from post-construction activities. Some new construction activities will occur on the site (greenhouses and storage sheds), and there are minimal emissions that could result from indoor cultivation activities. However, the greenhouses will be equipped with airborne particulate carbon filters. The outdoor cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will, to a small degree, help capture carbon dioxide.  <b>Less than Significant.</b>	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. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significant for greenhouse gases.  <b>No Impact.</b>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <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			According to the application package, the proposed project will use organic fertilizers. This will significantly limit potential environmental hazards. Cannabis waste is proposed to be chipped and disbursed on site; burning cannabis vegetation is not permitted; this is a standard condition of approval.  Materials associated with the proposed Cultivation of Commercial Cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored and locked in a secured building on site.  The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.  All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials.	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**
					<p>Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p><b>Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added.</b></p> <p><b>HAZ-1:</b> All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p><b>HAZ-2:</b> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p><b>HAZ-3:</b> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p><b>HAZ- 4:</b> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p><b>HAZ-5:</b> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	
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			<p>See response to Section IX (a).</p> <p><b>Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added.</b></p>	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	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p><b>No Impact.</b></p>	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**
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).  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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.  <b>No Impact.</b>	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.  <b>No Impact.</b>	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 parcel is mapped as Moderate Risk. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 20, 28, 35, 37
<b>X. HYDROLOGY AND WATER QUALITY</b> <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 currently served by an existing onsite septic and well. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  <b>Less Than Significant Impact.</b>	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		According to the applicant, the project site is equipped with one existing well. The well will be used as a primary water source and has an estimated 8 GPM. The water will be pumped and stored in water tanks located near the cultivation site.  Water is delivered to a drip irrigation system and micro-spray emitter via float valve. A combination of Polyvinyl chloride (PVC) and High-density polyethylene (HDPE) water lines will be used and supply by gravity fed irrigation water to the cultivation area. The projected annual water usage is 148,500 gallons for cultivation.  According to the <u>Property Management Plan</u> , the following are irrigation best management practices (BMP's) that are proposed by Infinity Cannabis Growth: <ul style="list-style-type: none"> <li>Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.</li> <li>Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.</li> <li>Implement water conserving irrigation methods (drip or trickle and micro spray irrigation).</li> <li>Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation area.</li> </ul>	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**
					<b>Less Than significant Impact.</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>i) Result in substantial erosion or siltation on- or off-site;</li> <li>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>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;</li> <li>iv) Impede or redirect flood flows?</li> </ul>			X		<p>The property is within the Soda Creek Watershed which is located at the southwestern edge of the property near Sky High Ridge Road. Existing ephemeral drainages at the east of the proposed cultivation area flow down to Soda Creek at the southeast through a manmade marsh vegetation. The marsh is behind an artificial berm which has been penetrated by the drainage. Additionally, approximately 275 feet from the proposed cultivation area, there is an existing wetland vegetation area. There are locations where water will likely sheet flow from portions of the cultivation area, but prior to any work, the applicant shall submit Erosion and Sediment Control Plans and a Storm Water Management Plan.</p> <p>The applicant has stated that the total cultivation area is about 9,000 square feet in size, and the canopy area is about 10,000 square feet in area. This represents about 1% of the entire 21.39-acre site. The proposed greenhouses are not permeable, however, the footprint of the buildings are small comparatively to the property, and the cultivation area will be surrounded almost entirely by a proposed berm to help prevent water from flowing offsite.</p> <p>A letter prepared by the California Department of Fish and Wildlife (CDFW) states that the project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake. Therefore, a Lake and Streambed Alteration Agreement is not required.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p><b>Less Than Significant Impact with BIO-1 through BIO-3, GEO-1 through GEO-3 and HAZ-1 through HAZ-5.</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The project site is not located in a flood plain, a tsunami or seiche zone, and the risk of stormwater-related pollutants migrating is minimal. Further, all chemicals including pesticides, fertilizers, and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		<p>See response to X (d) above.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<p align="center"><b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i></p>						
a) Physically divide an established community?				X	<p>The proposed project site would not physically divide an established community.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 6, 35


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		The proposed project will not cause a significant environmental impact or conflict with any land use plan, including but not limited to the Lake County General Plan, the Middletown Area Plan and the Lake County Zoning Ordinance. The current zoning on the site is "RL-RR" Rural Lands and Rural Residential districts and designated General Land Uses are Rural Lands and Rural Residential. Pursuant to the Lake County Zoning Ordinance, Article 27, the proposed cannabis cultivation with Type 2B "small mixed-light" and Type 13 "Cannabis Distributor Transport Only, Self-Distribution" licenses are permitted uses in the Rural Lands and Rural Residential Districts. The project meets all applicable development standards outlined in the zoning ordinance. This project is consistent with the Lake County General Plan, The Lower Lake Area Plan and the Lake County Zoning Ordinance.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 20, 21, 22, 27, 28
<b>XII. MINERAL RESOURCES</b> <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	According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site.  <b>No Impact.</b>	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	Neither the County of Lake's General Plan, the Lower Lake Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.  <b>No Impact.</b>	1, 3, 4, 5, 26
<b>XIII. NOISE</b> <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			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level. <b>Less Than Significant with the following mitigation measures incorporated:</b>  <b><u>NOI-1:</u></b> 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.  <b><u>NOI -2:</u></b> 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.  <b><u>NOI-3:</u></b> 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.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. According to the applicant's application package, seventeen (17) trucks will be used for construction.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 13
<b>XIV. POPULATION AND HOUSING</b> <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 is not anticipated to induce population growth.  <b>Less Than Significant Impact.</b>	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.  <b>No Impact.</b>	1, 3, 4, 5
<b>XV. PUBLIC SERVICES</b> <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 any new housing or other uses that would necessitate 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.  <b>No Impact.</b>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
<b>XVI. RECREATION</b> <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.  <b>No Impact.</b>	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.  <b>No Impact.</b>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVII. TRANSPORTATION</b> <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		The proposed project site is accessed from Sky High Ridge Road which can be accessed from Morgan Valley Road. This project was reviewed by the County Roads Department and to CalFire who had no substantial comments regarding increased construction, delivery or employee-related trips generated by this project.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35, 39
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		The land use project is the use permit, which the applicant has applied for. The proposed use does not propose or require any improvements to Sky High Ridge Road.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project.  <b>No Impact.</b>	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		No changes to Sky High Ridge Road are proposed. The proposed use will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).  <b>Less Than Significant Impact</b>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access.  <b>No Impact.</b>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
<b>XVIII. TRIBAL CULTURAL RESOURCES</b> <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			See Response to Section V (a).  <b>Less than Significant with Mitigation Measures CUL-1 through CUL-3 added.</b>	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 Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See Response to Section V (a).  <b>Less than Significant with Mitigation Measures CUL-1 through CUL-3 added.</b>	1, 3, 4, 5, 11, 14, 15
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <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			X		According to the applicant, the proposed use is anticipated to use a monthly rate of 148,500 gallons for cultivation. The Site is served by an on-site well and septic system. Power is proposed to be solar. The cannabis cultivation will minimize water use by using a low-pressure drip irrigation system. These utility systems are adequate to serve the site.	1, 3, 4, 5, 29, 32, 33, 34, 37



<b>IMPACT CATEGORIES*</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>All determinations need explanation. Reference to documentation, sources, notes and correspondence.</b>	<b>Source Number**</b>
facilities, the construction or relocation of which could cause significant environmental effects?					<b>Less Than Significant Impact.</b>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		See Response to Section XIX (a).  <b>Less Than Significant Impact.</b>	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		See Response to Section XIX (a).  <b>Less Than Significant Impact.</b>	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?			X		The nearest existing landfill is Eastlake Landfill, which serves this site, has sufficient capacity to accommodate the project's solid waste disposal needs.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will use Bokashi Composting methods which is an anaerobic process that relies on inoculated bran to ferment organic wastes to decompose the green waste.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements and regulations related to solid waste will apply to this project.  <b>Less Than Significant Impact.</b>	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**
<b>XX. WILDFIRE</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The subject site is accessed by a private road off of Sky High Ridge Road. The property is located within an SRA Area and the applicant shall adhere to all Federal, State, and local agency requirements.  <b>Less Than Significant Impact.</b>	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		According to the Biological Resources Report, the project site is previously disturbed and used for an old borrow pit. As the biologist said that there is no tree to support nesting on or in the immediate vicinity of the cultivation area, there is a low probability for wildfire to impact on the cultivation area onsite.  <b>Less Than Significant Impact.</b>	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			The bridge connecting Sky High Ridge Road on the way to the project site is certified its strength to endure 80,000 lbs. by licensed engineer, Marvin D. Chapman (Attachment 6). The proposed access road on the project site will be graveled, one way road with twelve (12) feet wide and have a minimum of twelve (12) feet wide and thirty (30) foot long turnouts at the terminus.   <b>Less than Significant with following mitigation measures incorporated.</b>  <b>WILDFIRE-1:</b> All regulations on the State of California's Public Resource Code, Division, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction.  <b>WILDFIRE-2:</b> All regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this application/construction.  <b>WILDFIRE-3:</b> All regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A  <b>WILDFIRE-4:</b> All regulations in the California Government Code, Title 5. Local Agencies [50001- 57550], Part 1. Powers and Duties Common to Cities and Counties [50001 - 51189], Section 51182	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**
					<p><b>WILDFIRE-5:</b> This shall include, but not be limited to property line setbacks for structures that are 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 engineered for 75,000 lbs. vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.</p> <p><b>Less Than Significant Impacts with Mitigation Measures WILDFIRE-1 through WILDFIRE-5.</b></p>	
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>There is small chance of risks associated with post-fire slope runoff, instability or drainage changes given the flatness of the cultivation site.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
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			<p>The project proposes a cultivation of commercial cannabis in a previously disturbed area that was used for an old borrow pit, and was impacted by the Rocky Fire of 2015. With incorporation of mitigation measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources.</p> <p><b>Less Than Significant Impact with Mitigation Measures Incorporated.</b></p>	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			<p>Potentially significant impacts have been identified related to <u>Air Quality</u>, <u>Cultural Resources</u>, <u>Biological Resources</u> and <u>Noise</u>. 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.</p> <p><b>Less Than Significant with Mitigation Incorporated.</b></p>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural/Tribal Resources</u>, <u>Geology/Soil</u>, <u>Hazards</u>, <u>Hydrology/Water</u>, <u>Noise</u>, and <u>Wildfire</u> have the potential to impact human beings. However, 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.</p> <p><b>Less Than Significant with Mitigation Incorporated.</b></p>	All

\* Impact Categories defined by CEQA

## **\*\*Source List**

1. Lake County General Plan
2. Lake County GIS Database  
<http://gispublic.co.lake.ca.us/portal/home/>
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Community Development Department Application for a Minor Use Permit
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey  
[https://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/california/CA033/0/lake.pdf](https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA033/0/lake.pdf)
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program  
<https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>
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 Resources Report by Huffman-Broadway Group, dated January 2020
14. Completion Letter from Middletown Rancheria for a Cultural Sensitivity Training, dated April, 2020.
15. Verification Letter from Department of Fish and Wildlife, dated April 2020
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  
<http://www.fema.gov/>
26. Lake County Aggregate Resource Management Plan
27. Lake County Draft Regional Transportation Plan, 2017  
<http://www.lakeapc.org/docs/2017%20RTP-Draft.pdf>
28. Living with Wildfire, Lake County Community Wildfire Protection Plan  
<http://www.lakecountyca.gov/Assets/County+Site/Fire+Safe+Council/cwpp/cwpp.pdf>
29. Lake County Environmental Health Division  
[http://www.lakecountyca.gov/Government/Directory/Environmental\\_Health.htm](http://www.lakecountyca.gov/Government/Directory/Environmental_Health.htm)
30. Lake County Grading Ordinance – Chapter 30 of County Code  
[https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30GROR](https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_CH30GROR)
31. Lake County Natural Hazard database  
[www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources  
<http://www.lakecountyca.gov/Government/Directory/WaterResources.htm>

34. Lake County Waste Management Department  
<http://www.lakecountycalifornia.gov/Residents/WasteManagement.htm>
35. California Department of Transportation (CALTRANS)  
<http://www.dot.ca.gov>
36. Lake County Air Quality Management District
37. Lake County Fire Protection District
38. Site Visit by – March 2, 2020
39. Agencies Comments