



## 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: January 20, 2021

## CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-55

1. **Project Title:** Oak & Stone, LLC; Applicant – Amy Soderlind
2. **Permit Number:** Major Use Permit UP19-35  
Early Activation EA20-66  
Initial Study IS19-55
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person:** Victor Fernandez, Assistant Planner  
(707) 263-2221
5. **Project Location(s):** 19303 Butts Canyon Road, Middletown, CA 95461  
APN: 014-004-10
6. **Project Sponsor's Name/Address:** Oak & Stone, LLC  
2295 Crane Canyon Road  
Santa Rosa, California 95404
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-SC": Rural Lands - Scenic Combining District
9. **Supervisor District:** District One (1)
10. **Flood Zone:** "D": Areas of undetermined, but possible, flood hazard area.
11. **Slope:** The proposed cultivation site is relatively flat with a few areas that are somewhat sloped.
12. **Fire Hazard Severity Zone:** SRA (CalFire); Moderate Fire Risk
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** +25.00 Total 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 is seeking approval of one (1) A – Type 3 “Outdoor license. The applicant proposes a total of 43,560 square feet (sq.ft.) of outdoor commercial cannabis canopy area located within a total of 84,500 sq.ft. of cultivation area. The proposed commercial cannabis cultivation operation is located at 19303 Butts Canyon Road, Middletown, California, further described as Assessor Parcel Number APN: 014-004-10. The applicant proposes the cultivation method to be in ground with a drip irrigation system. The cannabis plants will be planted in the cultivation area and the juvenile cannabis plants will mature and flower over a 7-8 week period to which then they will be harvested. The harvested plants will then spend 10-14 days in the drying room which they will then be trimmed, prepared and packaged to be transported off site to a licensed processor and manufacturer facility. Proposed ancillary facilities include three (3) 30’X120’ greenhouses for immature plants, two (2) 40’X8’ shipping containers, four (4) water tanks (Three 3,000-gallon and one 8,000-gallon), one (1) 95’X50’ Multiuse Building which includes product storage area, fertilizer and pesticide storage, drying, curing, and packaging area. Additionally, the applicant proposes to install a 65’X18’ parking area for employees and a composting area.

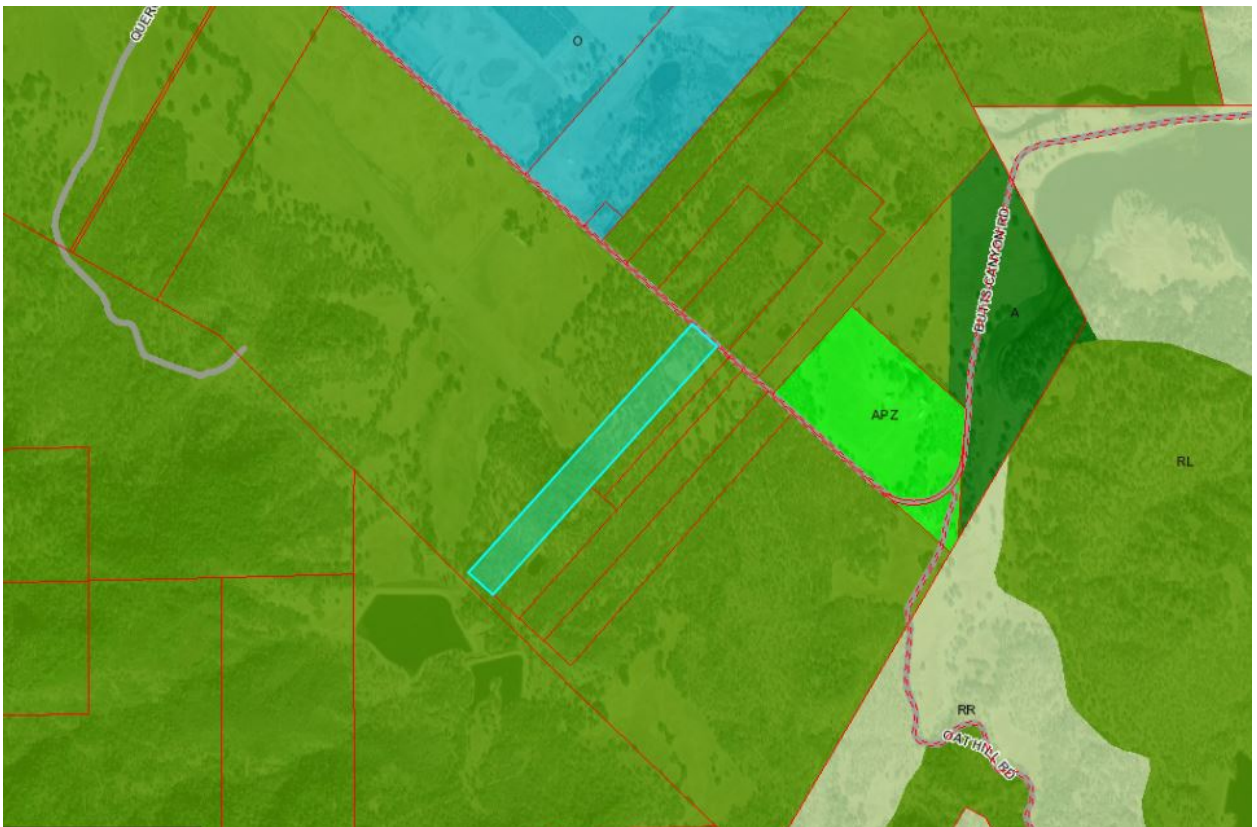
The total acreage of the parcel is  $\pm 25$  acres and is zoned “RL-SC” for Rural Residential – Scenic Combining District. The parcel is located approximately 3.66 miles southeast of the intersection of Highway 29 and Butts Canyon Road in Middletown CA. The project parcel is accessed via a private driveway off of Butts Canyon Road. The applicant has proposed to widen the private driveway to 20 feet by adding gravel to the already flat surface.

According to the Property Management Plan, an existing groundwater well will be utilized for the commercial cannabis cultivation operation. The applicant proposes that no surface water will be used or diverted in conjunction with the cannabis cultivation activities. The existing well has an estimated yield of 20 Gallons per Minute. The water supply will fill storage tanks and a well monitor and water meter will meter the water use. Water infiltration and water heating systems may also be installed as part of the project. The tank will supply gravitational head to the irrigation system. PVC pipes will then deliver the water to the planting stations. Mixing tanks will be used to add liquid soil amendments or fertilizers and spliced into the supply lines as well. Additionally, at each planting station, black polyvinyl flexible tubes and drip emitters will be used to irrigate the plants. According to the Property Management Plan the applicant estimates that the cultivation operation will utilize approximately 700-1,000 gallons per day during the regular outdoor growing season which is from April to October only. It is approximately 213 days from the month of April to October. Considering the project requires 1,000 gallons per day, the amount of water used on an annual basis would be approximately 213,000 gallons per year for the cultivation operation. As mentioned before, the existing well yields approximately 20 gallons per minute which translate to approximately 12,632,772 gallons per year that the well produces. The applicant would be utilizing approximately 1.6% of full water capacity.

According to the applicant, the cultivation site staff screening process will consist of requiring each employee to submit to a criminal report and background check conducted by the Lake County Sheriff. The cultivation site facility will operate during normal business hours (7 am to 7 pm) Monday through Saturday. Security staff and equipment will operate 24 hours per day, 7 days a week. Additionally, the cultivation can potentially employ up to 10 people depending on the growing season.



**Aerial of the Site and Vicinity**



## **Zoning Map**

### **17. Surrounding Land Uses and Setting : Briefly describe the project’s surroundings:**

North: “RL” Rural Lands, “APZ” Agricultural Preserve, and “O” Open Space. Parcel sizes range from approximately 10 to 500+ acres in size.

South/East/West: “RL” Rural Lands. Parcel sizes range from approximately 5 to greater than 300 acres in size.

The Project parcel is not within a Community Growth Boundary. The proposed cultivation site is approximately 3.50 miles Southeast from the nearest community growth boundary.

### **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 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

### **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.**

Notification of the project was sent to local tribes. Middletown Rancheria sent a letter to the Community Development Department (CDD) dated October 24, 2019, identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on

November 23, 2020, Middletown Rancheria sent written documentation determining they were comfortable with the project moving forward.

## 19. ATTACHMENTS

- A- Site Plans
- B- Property Management Plan
- C- Biological Assessment
- D- Mitigation Monitoring 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><b>Aesthetics</b></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><b>Hazards &amp; Hazardous Materials</b></u> | <input type="checkbox"/> <u>Public Services</u>                                      |
| <input checked="" type="checkbox"/> <u><b>Air Quality</b></u>          | <input checked="" type="checkbox"/> <u><b>Hydrology / Water Quality</b></u>         | <input type="checkbox"/> <u>Recreation</u>   |
| <input checked="" type="checkbox"/> <u><b>Biological Resources</b></u> | <input type="checkbox"/> <u>Land Use / Planning</u>                                 | <input checked="" type="checkbox"/> <u><b>Transportation</b></u>                     |
| <input checked="" type="checkbox"/> <u><b>Cultural Resources</b></u>   | <input type="checkbox"/> <u>Mineral Resources</u>                                   | <input checked="" type="checkbox"/> <u><b>Tribal Cultural Resources</b></u>          |
| <input checked="" type="checkbox"/> <u><b>Geology / Soils</b></u>      | <input checked="" type="checkbox"/> <u><b>Noise</b></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><b>Mandatory Findings of Significance</b></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:  
Victor Fernandez, Assistant Planner



Date: 01/20/2021

SIGNATURE

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>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project is located in a rural area that is accessed by a private driveway that intersects Butts Canyon Road. The proposed parcel is located within the Scenic Combining Zoning District, however, the cultivation site is located approximately 920± feet from Butts Canyon Road. According to County Records, the scenic corridor extends to approximately 500± feet from Butts Canyon Road, therefore, the proposed project is outside the scenic corridor. The proposed project meets the development standards identified in Article 34 (Scenic Combining District) of the Lake County Zoning Ordinance intended to protect scenic corridors and resources. Additionally, the project site is screened by light vegetation. The cultivation area will be surrounded by fencing and privacy screening as part of the conditions of approval. Therefore, this project is not anticipated to impact views of mountains, open views of undeveloped land, and/or other scenic vistas.  <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**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>No rock outcroppings, or historic buildings were observed. The site is located approximately 3.74 miles from State Highway 29. Per Caltrans California Scenic Highway GIS system, State Highway 29 is not designated as a Scenic Highway within Lake County. In reference to the Lake County General Plan (2008), Scenic viewpoints along roadways and multi-use trails should be provided where there are major views of specific features, such as Clear Lake, Mt. Konocti, or panoramic views of the countryside. The cultivation site is located in Guenoc Valley, however, the proposed project will not remove or damage the view of the mountainous terrain nor the valley. Additionally the site is not visible from the state highway due to the distance from the highway and topography. The project does not propose the removal of any trees.</p> <p>The project will need to comply with all regulations in the Scenic Combining zoning district (Article 34 of the Lake County Zoning Ordinance) intended to protect and promote the visual quality.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 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>See Response I(b). Additionally, the project is not located within an urbanized area and does not conflict with the applicable zoning and regulations governing scenic quality.</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>The project has some potential to create additional light and/or glare through exterior security lighting and lighting for the proposed greenhouses. The greenhouses will be strictly used for immature plants and extensive artificial lighting is not proposed as part of this project. The proposed use is an outdoor cultivation operation. The following mitigation measures have been implemented that will reduce the impacts to less than significant:</p> <p><b>AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.</b></p> <p><b>AES-2: 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 <u>Blackout Film/Materials Plan</u> to the Community Development Department for review and approval prior to issuance of any permits.</b></p> <p><b>Less than Significant Impact with Mitigation Measure AES-1 and AES-2 added.</b></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"><b>II. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p><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		<p>The cultivation site is located in Guenoc Valley and within Farmland of Local Importance and Grazing Land. The cultivation of commercial cannabis will be outdoor. In accordance with Article 27 of the Lake County Zoning Ordinance, within areas designated as prime farmland, farmland of statewide importance, farmland of local importance, and unique farmland as depicted on the current Lake County Important Farmland prepared by the State California Department of Conservation Farmland Mapping and Monitoring Program, commercial cannabis cultivation shall be limited to indoor, mixed-light, and greenhouses that are equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. The permitting authority may allow outdoor cultivation outside a greenhouse if the prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance are isolated areas that are not connected to a large system of such lands. (See Section XI, Land Use, for more information) The proposed use will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Additionally, there are no current adjacent agricultural uses surrounding the property. The cultivation site is isolated at the end of the Important Farmland System. The project site has been historically grazed but is not currently grazed.</p> 	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p><b>Less than Significant Impact.</b></p> <p>The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of commercial cannabis is allowed in the 'RL' Rural Lands zoning district upon securing a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The proposed project does not conflict with the Williamson Act contract as it is not engaged in one.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.  <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.  <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>Less than Significant 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.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>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 structures and 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 (Odor Control Plan). Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant.</p> <p><b>Less Than Significant with Mitigation Measures AQ-1 through AQ-8 added:</b></p> <p><b><u>AQ-1:</u></b> Prior to cultivation, the applicant shall submit an <b><u>Odor Control Plan</u></b> to the Community Development Department for review and approval, or review and revision.</p> <p><b><u>AQ-2:</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-3:</u></b> Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p><b><u>AQ-4:</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,</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**
					<p>including cleaning materials to the Lake County Air Quality Management District.</p> <p><b><u>AQ-5:</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-6:</u></b> 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><b><u>AQ-7:</u></b> 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> <p><b><u>AQ-8:</u></b> All greenhouses and buildings proposed for cannabis processing shall be equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. Prior to cultivation, the applicant shall submit a <b><u>Filtration System Plan</u></b> to the Community Development Department for review of approval.</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 place in an outdoor area. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate air quality in this vicinity. The proposed greenhouses are to house immature plants only and mature plant cultivation will not occur within the greenhouses. 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>The proposed project is not anticipated to release significant amounts of pollutants. The nearest off-site residence is located approximately 650 feet from the cultivation site. In accordance with Article 27 of the Lake County Zoning Ordinance, the minimum setback requirement for commercial cannabis cultivation is 200 feet from off-site residences.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-8 incorporated.</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			<p>Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is approximately 650 feet away from the nearest cultivation area. The Lake County Zoning Ordinance requires the cultivation area be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. Additionally, according to the Property Management Plan, Water Conservation Practices will be implemented to provide dust control and prevent discharges from dust control activities and water supply equipment. Water application rates will be minimized as necessary to prevent runoff and ponding and water equipment leaks will be repaired immediately. During windy conditions (forecast or actual wind conditions of 25 miles per hour or greater), dust control may be applied to disturbed areas, including haul roads, to adequately control wind erosion to reduce/eliminate any dust or debris. Additionally, the project will be located at the center of the parcel. The applicant has provided an odor response program as part of their proposal.</p> <p>Additionally, the proposed cultivation will generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.) and from vehicular traffic associated with staff commuting. The outdoor cannabis cultivation will limit carbon dioxide emissions to a miniscule extent. Additionally, the access road's surface will need to be upgraded to an all-weather surface to satisfy Public Resources Code 4290/4291.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-8.</b></p>	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>A Biological Assessment (Dated September 11, 2019), was prepared by Natural Investigations Co. for the project. The assessment indicates that no critical habitat for any species listed under the federal endangered species act occurs within the Study Area. One special-status habitat, a Class III water course, was detected within the Study Area; however, it will be avoided as it is outside the project area. Additionally, the study indicated that the study area contains the following terrestrial vegetation communities: blue oak-foothill pine woodland, agriculture, and developed. The southwestern half of the project is on north facing slope and contains a higher diversity of trees with an understory of chaparral species, such as manzanita. The northeastern half of the project is relatively flat and predominantly consists of blue oak with a dense understory of non-native annual grassland species, such as nit grass and rattlesnake grass.</p> <p>According to the Biological Assessment, this vegetation community consists of former cannabis cultivation areas, including a rectangular field and irregularly shaped plots between blue oak trees. At the time of the biological survey, vegetative cover consisted of non-native annual grassland species or was absent (bare ground). Since It has been highly disturbed, this community provides limited habitat value for terrestrial wildlife. (Please note, staff has</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>conducted a site visit and has confirmed that previous cannabis activity is no longer existent on the property)</p> <p>Additionally, areas that have been disturbed, contains structures, dirt roads, or gravel roads have been determined to provide limited resources for wildlife and is utilized primarily by species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages. The study area is near a natural landscape block for California essential habitat connectivity that is located in the north side of Butts Canyon Road, but the project would not change the migration patterns beyond existing conditions because the project would not block terrestrial wildlife movement. No fishery resources exist in or near the study area and the study area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan area.</p> <p>The biologist also indicated that the watercourse within the study area appeared highly ephemeral and therefore is unlikely to provide aquatic habitat for aquatic special-status species that require persistent aquatic habitat. No vernal pools were detected during the survey. Additionally, no active nests or nesting activity was observed in the project area during the field survey.</p> <p>The following mitigation measures have been implemented to reduce the impacts to less than significant:</p> <p><b><u>BIO-1:</u></b> If active nests are present in the project area during construction of the project, California Department of Fish and Wildlife shall be consulted to develop avoidance measures to avoid “take” of active nests prior to the installation of any construction activities. Avoidance measures may include establishment of buffer zones using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p><b><u>BIO-2:</u></b> If the development of the project results in removal of commercial tree species, one of the following permits shall be required: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.</p> <p><b><u>BIO-3:</u></b> If the total area of ground disturbance from project implementation is greater than 1 acre, the cultivator shall enroll for coverage under the General Permit for Discharges for Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ)</p> <p><b><u>BIO-4:</u></b> Prior to any ground disturbance, all workers shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring in the project</p>	

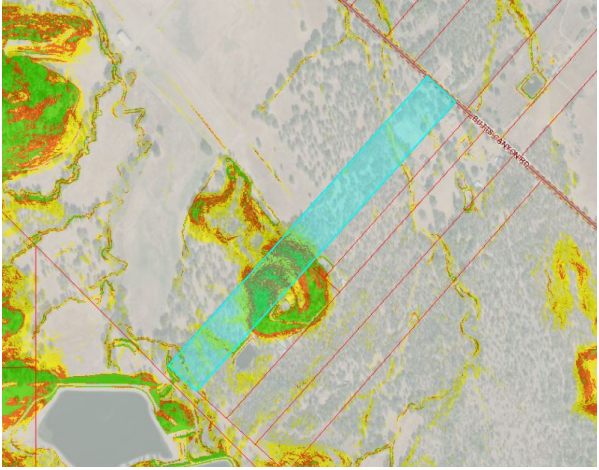
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>area., No groundbreaking activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Activities may occur 24 hours after the end of the rain event</p> <p><b>BIO-5:</b> To avoid potential impacts to jurisdictional waters, the applicant shall bore under existing culverts, preferably boring under culverts within the footprint of the existing asphalt; Bore or suspend culverts in areas along the banks of creeks and conduct work during non-rain events and practice standard best management practices for erosion and sediment control.</p> <p><b>BIO-6:</b> Prior to commencement of activities within the bed or bank of the creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impact to a less than significant level.</p> <p><b>BIO-7:</b> Prior to commencement of activities within possible waters of the US, the Army Corps of Engineers shall be notified and any necessary permits shall be obtained in conjunction with Section 404 of the Clean Water Act. Additionally, a Water Quality Certification shall be obtained from the Central Valley Regional Water Quality Control Board.</p> <p><b>Less Than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></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 Biological Assessment states that all potential biological impacts can be mitigated using Protection measures as stated in Section IV (a). The project is setback over 100 ft. from all water features located on the property . The project is proposing to use straw wattles around the cultivation site to reduce/eliminate sediment movement from the cultivation site and will maintain the natural vegetative buffers between the creeks/drainages and the cultivation site.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></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>According to the Biological Assessment (Dated September 11, 2019), was prepared by Natural Investigations Co. for the project, there are no vernal pools or other isolated wetlands in the study area. Therefore, no impacts are predicted for sediment discharge to watercourses or wetlands due to the location of proposed cultivation areas outside of required setbacks from watercourses and wetlands. Additionally, the applicant proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect creeks and drainages.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></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**
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 Biological Assessment provided states that there are two small Class III Watercourses that traverses through the property. However, there were no impacts expected to occur to the drainages and no special status species were observed. All activities are setback at least 100' from water features.  <b>Less than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b>	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		The proposed use will not conflict with any local policies or ordinances protecting biological resources such as tree preservation. Tree removal is not proposed for this project.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 11, 12, 13, 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 are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site or project.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 11, 12, 13, 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			A Cultural Resource Assessment was prepared on September 23, 2019 by Natural Investigations Co. According to the Cultural Resource Assessment, the purpose of the assessment was to provide a cultural resources services in support of the cannabis cultivation operation. The services provided include a literature search, Sacred Lands File search, an intensive-level pedestrian survey of the 25-acre project parcel, and the present assessment report. According to the cultural assessment, there is no indication that the project will impact any historical or archaeological resources as defined under California Environmental Quality Act (CEQA) Section 15064.5, for these reasons, no further cultural resources work is recommended. No cultural resources have been previously recorded and no prehistoric or historic-era archaeological resources were identified during the field survey.  Notification of the project was sent to local tribes. Middletown Rancheria sent a letter to the Community Development Department (CDD) dated October 24, 2019, identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on November 23, 2020, Middletown Rancheria determined they were comfortable with the project moving forward.  The following mitigation measures have been added to reduce the potential impacts from accidental discovery to less than significant:  <b><u>CUL-1:</u> Boundaries of archaeological sites shall be identified and fenced off to assure the site will not be impacted during ground disturbance.</b>  <b><u>CUL-2:</u> Ground disturbing development activities within the immediate vicinity of the archaeological sites shall be monitored by a Native American observer and archaeologist.</b>  <b><u>CUL-3:</u> Should any cultural, archaeological or paleontological materials be discovered during any ground</b>	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>disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.</p> <p><b>CUL-4:</b> The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.</p> <p><b>CUL-5:</b> Prior to initial ground disturbance, the applicant and the Tribe shall coordinate and jointly select a Tribal Cultural Advisor designated by the Tribe to facilitate mitigation measures related to tribal cultural resources of the Project in coordination with the applicant.</p> <p><b>CUL-6:</b> All ground disturbing activities occurring in conjunction with the project or within the Project Area shall be monitored by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined with the Tribal Cultural Advisor. If the project Tribal Cultural Advisor advises that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries as detailed in CUL-3.</p> <p><b>CUL-7:</b> All on-site personnel of the project shall receive resource sensitivity training as advised by the project Tribal Cultural Advisor prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.</p> <p><b>CUL-8:</b> The Project applicant-must meet and confer with the Tribe, at least twenty (20) days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project.</p> <p>Less than Significant with Mitigation Measures CUL-1</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					through CUL-8 added.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See response to Section V (a). Mitigation measures CUL-1 and CUL-2 has been implemented in case of a discovery of a cultural resource and/or human remains are found. The applicant shall notify the Local Overseeing Tribe, the Sheriff, and the Community Development Department if such finds are identified.  <b>Less than Significant Impact with mitigation measures CUL-1 through CUL-8 added.</b>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to V (a). Minimal ground disturbing activities are proposed overall since the proposed buildings are located in a flat area and will be constructed on natural grade. The county requires the applicant to notify the Lake County Sheriff's Department, the local overseeing tribe(s), and the Community Development Department if any human remains (or significant artifacts) are unearthed during site preparation.  <b>Less than Significant with Mitigation Measures CUL-1 through CUL-8 added.</b>	1, 3, 4, 5, 11, 14, 15
<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		The proposed project consists of outdoor cultivation operation with greenhouses to house immature plants. The overall power usage of this facility is minimal. The applicant proposes to use on-grid power as the primary energy source. However, the applicant proposes to make the conversion to solar power energy in the future. Additionally, the greenhouses will require power for lighting as well.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
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, 15
<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.			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. The cultivation is located within a flat area.	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**
ii) Strong seismic ground shaking?  iii) Seismic-related ground failure, including liquefaction?  iv) Landslides?					 <p style="text-align: center;"><b><u>Slope Map of Subject Site</u></b></p>	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p><b>Less than Significant Impact.</b></p> <p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:</p> <ul style="list-style-type: none"> <li>• <b>Jafa Loam (144/145):</b> 2 to 5 percent slopes is the soil type occurring where the cultivation site is located. Jafa is very deep and well-drained soil with moderately slow permeability and a slight erosion potential. Additionally, the project location is entirely flat and therefore no erosion or loss of topsoil is anticipated.</li> <li>• <b>Kidd-Forward complex:</b> This map unit is on hills and mountains. The soil is shallow and somewhat excessively drained. Permeability of the soil is moderately rapid and available water capacity is 1 inch to 3 inches. Surface runoff is medium and the hazard of erosion is moderate.</li> <li>• <b>Benridge Variant loam:</b> 2 to 15 percent slopes. Permeability of the soils is very slow and available water capacity is 2.0 inches to 3.5 inches. Surface runoff is rapid, and the hazard of erosion is moderate. The shrink-swell potential of the subsoil is high.</li> </ul> <p>Standard mitigation measures will be implemented to ensure impacts from potential erosion are minimized.</p> <p>The applicant has provided the following Best Management Practices for erosion control:</p> <ul style="list-style-type: none"> <li>• Preserve existing vegetation where feasible;</li> <li>• Implement effective wind erosion controls;</li> <li>• Apply temporary erosion control to exposed areas; primarily, this will be straw mulch and fiber rolls. Reapply as necessary to maintain effectiveness;</li> <li>• Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain stability;</li> <li>• Control erosion in concentrated flow paths by applying erosion control devices: primarily, this will be silt fence or gravel bags.</li> </ul> <p>If greater than (500) cubic yards of soils are moved, a <u>Grading Permit</u> shall be required as part of this project. The project</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**
					<p>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><b>Less Than Significant with incorporated mitigation measures GEO-1 through GEO-3 incorporated:</b></p> <p><b>GEO-1:</b> Prior to any ground disturbance, the permittee shall submit Erosion Control and Sediment Plans to the Water Resource Department and 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. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.</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 Department 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 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</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 minimal grading/ground disturbance.</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 144 and 116. Soil 116 is identified to have a high shrink-swell potential. However, the proposed project will require minimal grading for site preparation and operation. The proposed operation will consist of in-ground cannabis cultivation. However, grading will be minimal as the applicant will plant on the natural grade of the property.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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		<p>The applicant shall adhere to all Federal, State, and Local regulations regarding onsite waste disposal systems. The project site will be served by the existing septic tank that currently serves the existing residence.</p> <p><b>Less Than Significant Impact.</b></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 are no unique paleontological or geologic features on the site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
<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 can come from construction activities and from post-construction activities. Some new construction activities will occur on the site (construction of security fence and storage area), and there are minimal gasses that could result from outdoor cultivation activities. The greenhouses will be equipped with airborne particulate carbon filters. The operation can potentially generate carbon dioxide minimally from vehicle trips for employees. However, 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, 36
<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			Materials associated with the cultivation of commercial cannabis could be considered hazardous if released into the environment. This proposed project will utilize the following for fertilizers: <ul style="list-style-type: none"> <li>• Chicken Manure</li> <li>• Soluble sea weed</li> <li>• Bat guano</li> <li>• Hygrozyme</li> <li>• Thermex</li> <li>• Epsome salt</li> <li>• Precipitated bone meal</li> <li>• Dolomite</li> </ul> <p>According to the application package, the applicant proposes the following for pesticide usage:</p> <ul style="list-style-type: none"> <li>• Liquid plant therapy</li> <li>• Sulphur</li> <li>• Dr. Zyme</li> </ul> <p>Additionally the applicant has provided the table below in regards to Fertilizer and Pesticide usage and procedures.</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**																														
					<p align="center"><u>Cannabis Cultivation Site – Table of Fertilizers and Pesticides</u></p> <table border="1"> <thead> <tr> <th></th> <th>Fertilizers</th> <th>Pesticides</th> <th>Herbicides</th> <th>Rodenticides</th> </tr> </thead> <tbody> <tr> <td>Products to be used at the site.</td> <td>1.chicken manure 2.soluable sea weed 3.bat guano 4.hygrozyme 5.thermex 6.epsome salt 7.presipitated bone meal 8.dolomite</td> <td>1.liquid plant therapy 2.sulphur 3.Dr. Zyme</td> <td>1 None</td> <td>1 None</td> </tr> <tr> <td>When are they delivered to the site.</td> <td>Weekly or as needed</td> <td>Weekly or as needed</td> <td></td> <td></td> </tr> <tr> <td>How are they to be stored at the site.</td> <td>In their product containers, on shelving within a locked watertight shed.</td> <td>In their product containers, on shelving within a locked watertight shed.</td> <td></td> <td></td> </tr> <tr> <td>How are they used.</td> <td>In accordance with product directions. Applied via portable trailer tank.</td> <td>In accordance with product directions. Applied via portable applicator.</td> <td></td> <td></td> </tr> <tr> <td>How are they going to be removed from the site or stored over the winter to prevent discharge or leaks.</td> <td>Stored in shed. Transported away from site in trailer tank.</td> <td>Stored in shed. Transported away from site in a closed truck bed.</td> <td></td> <td></td> </tr> </tbody> </table> <p>Fertilizers will be stored above ground in a stormproof, designated material storage shed or in a secure room within the processing building. According to the applicant, fertilizers will be properly labeled, and open containers will be sealed when stored.</p> <p>The applicant has provided the following procedures for fertilizers and pesticides:</p> <ul style="list-style-type: none"> <li>• The minimum amount of fertilizer as determined after consultation with a Certified Crop Advisor will be stored on site.</li> <li>• Fertilizer amounts will be determined as recommended by the Certified Crop Advisor and the required amount will be delivered to the facilities and stored only as necessary.</li> <li>• Liquid or granular fertilizers will be mixed with water in a portable mixing tank will then be delivered by a hose to feed the water/fertilizer mixture to the plants.</li> <li>• Fertilizers will be stored in a stormproof, designated material storage building or within the processing building. Fertilizers on shelves, will be properly labeled, and open containers will be sealed when stored.</li> <li>• Personal protective equipment such as safety glasses, gloves, dust mask or respirator, boots, pants, and long-sleeved shirt will be used by staff when handling fertilizers and other chemicals. Pesticides and fertilizers will be handled and applied according to their labels and Safety Data Sheets (SDS) as well as recommendations made by the Pest Control Adviser (PCA) and/or Certified Crop Adviser (CCA). See Safety Data Sheets for specific information.</li> <li>• Site personnel will be trained in accordance with California Department of Pesticide Regulations (CADPR) on how to read</li> </ul>		Fertilizers	Pesticides	Herbicides	Rodenticides	Products to be used at the site.	1.chicken manure 2.soluable sea weed 3.bat guano 4.hygrozyme 5.thermex 6.epsome salt 7.presipitated bone meal 8.dolomite	1.liquid plant therapy 2.sulphur 3.Dr. Zyme	1 None	1 None	When are they delivered to the site.	Weekly or as needed	Weekly or as needed			How are they to be stored at the site.	In their product containers, on shelving within a locked watertight shed.	In their product containers, on shelving within a locked watertight shed.			How are they used.	In accordance with product directions. Applied via portable trailer tank.	In accordance with product directions. Applied via portable applicator.			How are they going to be removed from the site or stored over the winter to prevent discharge or leaks.	Stored in shed. Transported away from site in trailer tank.	Stored in shed. Transported away from site in a closed truck bed.			
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How are they going to be removed from the site or stored over the winter to prevent discharge or leaks.	Stored in shed. Transported away from site in trailer tank.	Stored in shed. Transported away from site in a closed truck bed.																																		


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>labels and SDSs prior to any product application and will comply with all label directions;</p> <ul style="list-style-type: none"> <li>• Pesticides will be stored above ground level in a properly marked (Danger: Pesticides) secure building or shed to prevent unauthorized access or injury to wildlife or humans;</li> <li>• Contain any chemical leaks and immediately clean up any spills as required by product labels or SDS;</li> <li>• Apply the minimum amount of fertilizer in accordance with product labels and PCA/CCA recommendations;</li> <li>• Prevent offsite drift;</li> <li>• Do not apply insecticides toxic to bees when plants are flowering;</li> <li>• Do not spray directly to surface water or allow chemical product to drift to surface water;</li> <li>• A binder of current Safety Data Sheets for all fertilizers and other chemicals used by the site will be maintained and remain easily accessible to staff.</li> <li>• Areas inside the cultivation compound will be graveled to suppress dust and mud. Live traps may be deployed to remove rodents from operational areas;</li> <li>• Disposable coveralls and other personal protective equipment will be used to increase sanitation levels and reduce vectoring of mites and other pests;</li> <li>• A clothing changing station area will be provided for employees so that street clothing can be separated from cultivation clothing when necessary;</li> <li>• The number of workers and visitors inside the cultivation area will be minimized, as mites can travel on clothes. Good ventilation and maximum open sun use can lower humidity levels and discourage fungal growth;</li> <li>• Chemical contamination of raw product is possible, but unlikely. Regular testing for chemical residues on raw product will be performed. Chemical contamination will be reduced by implementation of Best Management Practices which are set forth in other subsections of this Plan. The use of organic-certified chemicals will also reduce this hazard significantly;</li> <li>• For cultivation staff, the risk of chemical exposure will be reduced by the use of personal protective equipment and the implementation of Best Management Practices, as identified in other subsections of this Plan, and adherence to all product usage guidelines and recommendations;</li> <li>• The contamination of raw cannabis product by physical residues is relatively common, but easy to avoid. Facilities will be kept as clean as possible. Disposable coveralls (e.g. Tyvek) may be used to increase sanitation levels. Plastic sheeting will be used when raw product must be handled or stored. Equipment, such as scissors and saws, will be sanitized with ethanol;</li> </ul>	



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>• For cultivation staff, the risk of physical hazards will be reduced using personal protective equipment.</p> <p>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.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>To ensure impacts related to the transportation and storage of hazardous materials, particularly to water features, are minimized, the following mitigation measures will be implemented.</p> <p><b>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. 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.</b></p> <p><b>HAZ-2: 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.</b></p> <p><b>HAZ- 3: 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.</b></p> <p><b>Less Than Significant with mitigation measures HAZ-1 through HAZ-3.</b></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). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in containers within a shed or processing building. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil.</p> <p><b>Less than Significant with mitigation measures HAZ-1 through HAZ-3.</b></p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

<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>
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. The nearest school (Middletown Unified School District) is located approximately 3.5 miles Northwest from the cultivation site.  <b>Less than Significant Impact.</b>	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).  <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 Fire Risk. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space. Please refer to section XX. Wildfire for additional information.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 20, 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 project will not violate any water quality standards or waste discharge requirements. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Minimal site preparation, construction and/or grading is proposed.  <b>Less than Significant.</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 an existing well. The existing well has an estimated yield of 20 Gallons Per Minute. The water supply will fill storage tanks and a well monitor and water meter will meter the water use. Water infiltration and water heating systems may also be installed as part of the project. The tank will supply gravitational head to the irrigation system. PVC pipes will then deliver the water to the planting stations. Mixing tanks will be used to add liquid soil amendments or fertilizers and spliced into the supply lines as well. Additionally, at each planting station, black polyvinyl flexible tubes and drip emitters will be used to irrigate the plants. According to the Property Management Plan the applicant estimates that the cultivation operation will utilize approximately 700-1,000 gallons per day during the regular outdoor growing season which is from April to October only. It is approximately 213 days from the month	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>of April to October only. Considering the project requires 1,000 gallons per day, the amount of water used on an annual basis would be approximately 213,000 gallons per year for the cultivation operation. As mentioned before, the existing well yields approximately 20 gallons per minute which translate to approximately 12,632,772 gallons per year that the well produces. The applicant would be utilizing approximately 1.6% of full water capacity.</p> <p>According to County GIS data and the Biological Assessment, there is a Class III waterway that traverses through the north western portion of the parcel. The cultivation site has a minimum 100' foot setback from all waterways. Mitigations have been added to limit if not eliminate runoff from encroaching the waterway which would reduce impacts to less than significant. Additionally, the applicant shall adhere to at State Water Board requirements and regulations as part of their conditions of approval.</p> <p>The ensure impacts related to the hydrology and water quality are minimized, following mitigation measures have been implemented.</p> <p><b>HYD-1: 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 all surface water.</b></p> <p><b>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</b></p> <p><b>HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</b></p> <p><b>Less than significant with mitigation measures HYD-1 through HYD-3 added.</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:		X			<p>The applicant has proposed the following Best Management Practices (BMPs) in regards to water conservation:</p> <ul style="list-style-type: none"> <li>• Selection of plant varieties that are suitable for the climate of the region;</li> <li>• The use of driplines and drip emitters (instead of spray irrigation);</li> <li>• Mulching to reduce evaporation;</li> <li>• Water application rates modified from data from soil moisture meters and weather monitoring;</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**
i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; iv) Impede or redirect flood flows?					<ul style="list-style-type: none"> <li>• Rooftop water collection (where feasible and permitted);</li> <li>• Shutoff valves on hoses and water pipes;</li> <li>• Daily visual inspections of irrigation systems;</li> <li>• Immediate repair of leaking or malfunctioning equipment; and</li> <li>• Water metering and budgeting</li> </ul>  <p>Per the Lake County Zoning Ordinance, outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation of cannabis shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.</p> <p>The applicant has stated that the total cultivation area is approximately 84,500 square feet. in size, and the canopy area is approximately 43,560 square feet. This represents about 4.4% of the entire 25-acre site.</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 with mitigation measure HYD-1 through HYD-3, GEO-1 through GEO-3, and HAZ-1 through HAZ-3 added.</b></p>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p><b>Less than Significant.</b></p>	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**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		See response to X (c)(d) above.  <b>Less than Significant.</b>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. The proposed project is accessed by an existing private driveway off of Butts Canyon Road. The proposal will not consist of new development that will act as a barrier to an established community. The project parcel is an existing lot in a rural area. The nearest community growth boundary is approximately 3.5 miles north from the cultivation site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 6, 35
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 and Middletown Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The project parcel is zoned Rural Lands. In addition, Commercial Cannabis Cultivation is an allowable use in the Rural Lands zoning district upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The applicant is proposing outdoor cultivation within Farmland of Local Importance, which is listed as prohibited activity in Article 27 of the Lake County Zoning Ordinance. However, Article 27 states that the permitting authority may allow outdoor cultivation outside a greenhouse if the prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance are isolated areas that are not connected to a large system of such lands. The project is consistent with all other development standards within the zoning code for cannabis cultivation.  <b>Less than Significant.</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	The County of Lake's General Plan, the Middletown 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,		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. However, mitigation measures will decrease these noise levels to an acceptable level.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
or applicable standards of other agencies?					<p><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.</p> <p><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.</p> <p><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.</p> <p><b>Less Than Significant with mitigation measures NOI-1 through NOI-3 added.</b></p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>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.</p> <p><b>Less Than Significant Impact.</b></p>	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		<p>The project is not anticipated to induce population growth.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>						
<p>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:</p> <ul style="list-style-type: none"> <li>- Fire Protection?</li> <li>- Police Protection?</li> <li>- Schools?</li> <li>- Parks?</li> </ul>				X	<p>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. Additionally, the project was reviewed by the Lake County Sheriff's Office, Cal Fire, and the Local Fire Districts and no adverse comments were received.</p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
- Other Public Facilities?					No Impact.	
<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
<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 Butts Canyon Road, a county maintained road. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only.  To ensure impacts related to the transportation and road standards are minimized, the following mitigation measures will be implemented.  <b>TRANS-1:</b> Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.  <b>TRANS-2:</b> Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.  <b>Less than Significant Impact with mitigation measure TRANS-1 and TRANS-2 incorporated.</b>	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		According to the applicant, the 2 week construction period could generate a maximum of 2-4 vehicle trips. Significant impacts are not anticipated and the project is consistent with 15064.3 (b).  <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. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).  <b>No Impact.</b>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			The proposed project will not increase hazards as all roads will remain as is.  <b>Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-3.</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. Additionally, the project was routed to the Department of Public Works and Cal Fire/Fire Marshal for access and safety concerns and no adverse comments were received.  <b>Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-3.</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 Impact with mitigation measures CUL-1 through CUL-8 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 for section V (a).  <b>Less than Significant Impact with mitigation measures CUL-1 through CUL-8 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 facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing well. According to the Property Management Plan the applicant estimates that the cultivation operation will utilize approximately 700-1,000 gallons per day during the regular outdoor growing season which is from April to October only. It is approximately 213 days from the month of April to October only. Considering the project requires 1,000 gallons per day, the amount of water used on an annual basis would be approximately 213,000 gallons per year for the cultivation operation. As mentioned before, the existing well yields approximately 20 gallons per minute which translate to approximately 12,632,772 gallons per year that the well produces. The applicant would be utilizing approximately 1.6% of full water capacity.  The cannabis cultivation will minimize water use by using a drip irrigation system. The applicant does not propose relocation or construction of new expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects. Additionally, the applicant shall adhere	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  <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		The proposed water usage is approximately 1.6% percent of the existing well's full capacity. Additionally, the well will be required to have a meter to measure the amount of water pumped. The production well shall have a continuous water level monitor as required by Article 27 of the Lake County Zoning Ordinance. Therefore, there are no expected impacts to the water supply and availability to serve the project.  <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		The project parcel is currently served by a permitted on-site septic system. 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, 29, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		<p>According to the applicant, it estimates the following In regard to the amount of waste to be generated on daily basis during the cultivation season:</p> <ul style="list-style-type: none"> <li>• Paper: 3 lbs.</li> <li>• Glass: 10 lbs.</li> <li>• Metal: 10 lbs.</li> <li>• Electronics: 1 lbs.</li> <li>• Plastic: 10 lbs.</li> <li>• Organics: 250 lbs.</li> <li>• Household Hazardous Waste: 5 lbs.</li> </ul> <p>Additionally, the applicant has provided procedures to minimize solid waste generated by the proposed operation:</p> <ul style="list-style-type: none"> <li>• Provide filtered water and dedicated cups instead of bottled water for staff.</li> <li>• Use biodegradable containers.</li> <li>• Use durable materials to reduce the use of disposable materials.</li> <li>• Use reusable packaging and shipping containers.</li> <li>• Minimize volume of packaging material required by selecting products packaged efficiently.</li> <li>• Employ soil fertility practices; such as nitrogen fixation, to reduce the importation of fertilizers and soil amendments.</li> </ul> <p>According to the applicant, a waste bin enclosure will be located outside the cultivation site adjacent to the parking area. Waste bins will consist of trash cans (20 or 32 gallon) with lids or roll-off totes with lids. Recyclables will be segregated from solid waste and stored in toter(s) in the enclosure. At weekly intervals, cultivation staff will transfer the waste containers by truck to the property to an appropriate location for pick up by South Lake County Refuge. Yard waste, green waste, and other compostable materials will be segregated and stored away from the solid waste.</p> <p>Additionally, the applicant has provided the following procedures for material handling and waste management measures:</p> <ul style="list-style-type: none"> <li>• Prevent or minimize handling of wastes that can be negatively impacted by contact with storm water during a storm event.</li> <li>• Contain all stored wastes (e.g., particulates, powders, shredded paper, etc.) that can be transported or dispersed by the wind or can come into contact with storm water during handling.</li> <li>• Cover waste disposal containers and material storage containers when not in use.</li> <li>• Divert run-on and storm water generated from within the facility away from all stockpiled materials.</li> <li>• Clean all spills of wastes that occur during handling in accordance with the spill response procedures.</li> <li>• Observe and clean as appropriate, any outdoor material or waste handling equipment or containers that can be contaminated by contact with chemical/industrial materials or wastes.</li> </ul> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 28, 29, 32, 33, 34, 36

<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>
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 compost the cannabis waste on site or chip and spread.  <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 Federal, State and Local requirements related to solid waste will apply to this project, but are not anticipated to create issues that require specific mitigations.  <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**
<p align="center"><b>XX. WILDFIRE</b></p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The subject site is accessed from Butts Canyon Road. The property is located within the State Responsibility Area (SRA) and is in a 'Moderate' fire hazard severity zone. The site is mostly flat or slightly sloped and has a fairly dense fuel load. However, SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. According to the applicant, the access road will be graveled to support a 75,000 lbs load as well as be a minimum of 20' wide.</p> <p>The addition of cannabis cultivation to this area will not further exacerbate the risk of injury or death due to a wildfire. Additionally, the project was reviewed by Cal Fire and the local Fire Districts and no adverse comments were received.</p> <p><b>Less than Significant Impact.</b></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>See XX(a) above. The fire risk on the site is moderate but there is little slope on the site overall. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads.</p> <p><b>Less than Significant Impact.</b></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 improvements proposed are minimal, and don't rise to the level of warranting additional roads. The site has some areas of heavy vegetation, however the responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks are necessary. The access road will be graveled to support a 75,000 lbs load as well as meet width requirements for a one way road.</p> <p>The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not 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 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from 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, 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.</b></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**
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		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 the project parcel, which already contains residential use. Risks are not expected to significantly increase from this project being added to the parcel.  <b>Less than Significant Impact.</b>	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			The project proposes a cultivation of commercial cannabis site in an open somewhat previously disturbed area with minimal to no vegetation. 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.  <b>Less than Significant Impact with Mitigation Measures</b>	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 <u>Aesthetics</u> , <u>Air Quality</u> , <u>Cultural Resources</u> , <u>Biological Resources</u> , <u>Geology &amp; Soils</u> , <u>Hazards &amp; Hazardous Materials</u> , <u>Hydrology/Water Quality</u> , <u>Noise</u> , <u>Transportation</u> and <u>Tribal Cultural Resources</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.  <b>Less than Significant with Mitigation Incorporation</b>	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, <u>Air Quality</u> , <u>Biological Resources</u> , <u>Hazards &amp; Hazardous Materials</u> , <u>Transportation</u> and <u>Noise</u> 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.  <b>Less than Significant with Mitigation Incorporation</b>	All

\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance

4. Middletown Area Plan
5. Oak & Stone, LLC (Amy Soderlind) 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](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/CNDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by Natural Investigations Co., dated September 11, 2019.
14. Cultural Resource Evaluation – Natural Investigation Co., dated September 23, 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 – May 20, 2020