



## COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Planning Department · Building Department · Code Enforcement

707/263-2221 · FAX 707/263-2225

**Scott De Leon**

Interim Community Development Director

**Tocarra Nicole Thomas**

Deputy Community Development Director

**Dated: March 8, 2021**

### CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-27

- 1. Project Title:** Walnut Ranch / Omar Malfavon
- 2. Permit Number:** Major Use Permit, UP 20-24  
Initial Study, IS 20-27
- 3. Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
- 4. Contact Person:** Eric Porter, Associate Planner (707) 263-2221
- 5. Project Location(s):** 12182 White Rock Canyon Road  
Upper Lake, California, 95485  
APNs: Cultivation/ Project Parcels: 022-010-04  
Collocation/Clustering parcels: 022-010-05
- 6. Project Sponsor's Name/Address:** Walnut Ranch  
P.O. Box 361  
Ukiah, CA 95423
- 7. General Plan Designation:** Rural Residential (RR) and Resource Conservation (RC)
- 8. Zoning with Combining Zones:** APN 022-010-04: Primary Zone: Rural Residential (RR)  
Combining Zones: Scenic Corridor (SC)  
APN 022-010-05: Rural Residential (RR)  
Combining Zones: Scenic Corridor (SC), Waterway (WW), and Floodway Fringe (FF)
- 9. Supervisor District:** District Three (3)
- 10. Flood Zone:** Zone X and Zone A. Proposed cultivation in Zone X.
- 11. Slope:** Varied; cultivation sites are less than 10%
- 12. Fire Hazard Severity Zone:** SRA – High Fire Risk
- 13. Earthquake Fault Zone:** None

**14. Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area

**15. Parcel Sizes:** ±37.93 acres (combined)

**16. Environmental Setting and Existing Conditions**

The proposed Walnut Ranch cannabis project is located approximately 4 miles North of the intersection of Highway 29 and Highway 20 in Upper Lake (Section 25, Township 16N, Range 10@, Mount Diablo Base and Meridian, Upper Lake USGS 7.5 Minute Quadrangle). The project is in the Salt Flat Creek - Middle Creek Watershed (HUC-12 180201160204) within the Upper Lake – Nice Planning Area. Middle Creek flows through the property, and the vegetation in the area is comprised of grassland, oak, and mixed hardwood habitat. The site is accessed by a private driveway directly off of Elk Mountain Road, a County maintained Road. No existing development is located on the proposed cultivation parcel (APN 022-010-04). Per the Biological Resources Assessment, the collocation parcel (APN 022-010-05) was developed for agricultural hemp production in 2019 (Jacobszoon and Associates, 2019).

**17. 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).**

Walnut Ranch is seeking discretionary approval from Lake County for a Major Use Permit, UP 20-24, for commercial cannabis cultivation and self-distribution operations at 12182 White Rock Canyon Road, CA on Lake County APN 022-010-04. The project is proposed with an adjacent parcel collocated parcel, APN 022-010-05. Although all the cultivation and the majority of the development is proposed on APN 022-010-04, parking improvements are located on APN 022-010-05.

The applicant is proposing:

- (1) *A-Type 3B Medium Mixed-Light License*: Greenhouse cultivation for adult-use cannabis with the use of artificial lighting in the canopy area from 10,001 square feet to 22,000 sq. ft., inclusive, of total canopy size on one premises per license
- (3) *A-Type 1C Specialty Cottage Mixed-Light Licenses*: Greenhouse cultivation for adult-use cannabis with the use of artificial lighting in the canopy area up to 2,500 sq. ft.

(1) *A-Type 13 Self Distribution license*

The project also proposes:

- (4) 40' x 80 Storage Containers
- (5) 5,000-gallon water tanks (one being steel/fiberglass specifically for SRA fire suppression)
- Two existing on-site wells (on APN 002-010-05)
- 3 employee parking spaces would be added, including 1 ADA space
- Graveled access roads and one loading zone

The applicant proposes to use the existing onsite restrooms located in the existing residence. However, the applicant will construct an ADA restroom with handwashing station if required.

Cannabis cultivation activities would occur in one main area on APN 022-010-04, and would include 26,376 sq. ft. of canopy area in twelve (12) 96' x 30' greenhouses and a total cultivation area of 35,840 sq. ft. Each greenhouse would have a 4.5-ft. wide aisleway. Greenhouses would be

constructed from galvanized steel frame structures with polyethylene film coverings and polycarbonate end walls. Cannabis plants would be grown in above-ground smart potting beds using a combination of natural light and artificial light at a rate of up to 25 watts per square foot. Cultivation would occur year-round, with peak season in July, August, and September. Immature plants would be sourced from offsite. Organic plant waste would be composted onsite; all other solid waste would be stored in enclosed bins and disposed of at a licensed facility weekly.

There are two existing, permitted groundwater wells on APN 002-010-05, however, only one of these wells is proposed for irrigation of the cultivation site. This well located approximately 50 ft. west of the proposed cultivation area, is approximately 80 feet in depth, and has an estimated yield of 32 gallons per minute. Water would be pumped from the well through above-ground PVC piping to the (5) 5,000-gallon capacity water storage tanks located on 002-010-04 adjacent to the cultivation area. Tanks would be equipped with float valves to prevent overflow. From the tanks, water would be distributed to the plants via drip irrigation system. The well would be outfitted with two water meters: a totalizing meter to continuously measure total water output, and a water level monitor to continuously record water levels in the well.

According to the Water Use Management section of the Property Management Plan for the project, the projected water use for the proposed 26,376 sq. ft. of canopy area would range between 1.12 acre-feet (366,245 gallons) and 1.96 acre-feet (640,928 gallons), with a projected average of 1.4 acre-feet (457,806 gallons) annually. be approximately 457,806 gallons. Water would be pumped between April and November annually, with peak water pumped during July through September.

Power for the proposed activities would come from an existing Pacific Gas and Electric (P.G.&E.) service located onsite. A gasoline-powered generator would be kept onsite for power outages.

Two (2) employees would typically be needed for the proposed day-to-day operations and an additional two (2) employees would be utilized for peak season activities for a maximum total of four (4) employees. The project would generate between 4 and 16 trips for employee traffic. One delivery/pickup per day is estimated. Hours of operation for the proposed activities would typically be between 8 am and 6 pm daily, with deliveries and pickups restricted to 9 am to 7pm Monday through Saturday and Sunday from 12 pm to 5 pm.

Three (3) parking spots, including one (1) ADA-compliant parking spot, are proposed in addition to an open loading zone in the front entrance of each cultivation site.

Security for the site would include secure entry/access, fencing, an alarm system, and video surveillance methods. The access driveway has an access gate which would be locked and chained outside of business hours or whenever Walnut Ranch personnel are not located onsite. The gate would include a Knox Box to allow emergency services access to the site in the event of an emergency. A motion-sensing alarm would be installed at the main gate entrance, and motion-sensing security lights would be installed at the main parcel entrance and on all external corners of the cultivation areas. All security lights would be fully shielded and downward casting. A 6-foot-tall woven galvanized wire perimeter fence would be installed around the entire cultivation area. The fence would be mounted with security cameras connected to a CCTV surveillance system. See the Walnut Ranch Security Plan in the Property Management Plan for further details.

A Biological Assessment for the proposed project was conducted by Jacobszoon & Associates (2019). A Cultural Resources Evaluation for the proposed activities was conducted by Dr. Jay Flaherty, FCRS (2019).

### **Construction**

*According to the Property Management Plan, construction activities would include the following:*

- Ground disturbance and structure construction activities would take place over a 5-to-7-week period.
- Approximately 130 to 160 truck trips would be necessary for construction.
- The proposed cultivation areas are relatively flat do require only minor grading and scraping.
- Site preparation is proposed to include truck, hand tools, and general construction equipment (which would be shut off when not in use).
- Roadway gravel and widening in some spots.
- Materials and equipment would only be staged on previously disturbed areas, including the existing driveway/parking lot. No areas would be disturbed for the purpose of staging materials or equipment.
- Water from one existing onsite well would be used to mitigate the generation of dust during construction (approximately 5,000 gallons per day during construction).
- All construction activities, including engine warm-up, would be limited to Monday through Saturday, between the hours of 9:00 AM to 6:00 PM.

All equipment would be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment would be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment would occur on an impermeable surface. In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

### **Post - Construction**

- Hours of operation will be 8:00 AM to 6:00 PM
- Up to four (4) employees per day would occupy the site
- Trips per day estimated at 4 and 16 Average Daily Trips (ADT)
- Chemicals, fuel and fertilizer to be stored in on-site shipping containers
- On-grid power is proposed
- Existing wells will be used for irrigation in combination with (5) 5,000 gallon storage tanks. One (1) 5,000 gallon tank will be use for fire suppression water storage.
- Vegetative waste to be composted on site

Walnut Ranch is enrolled with the State Water Resources Control Board (SWRCB), for coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC416838. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities.

Since, during construction, the cultivation would disturb more than one acre of the site to construct greenhouses and ancillary facility, the project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP). The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs), and water quality protection measures that are used, and the frequency of inspections.

BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Obtainment of a CGP is also a BPTC Measure for compliance with the SWRCB General Order.

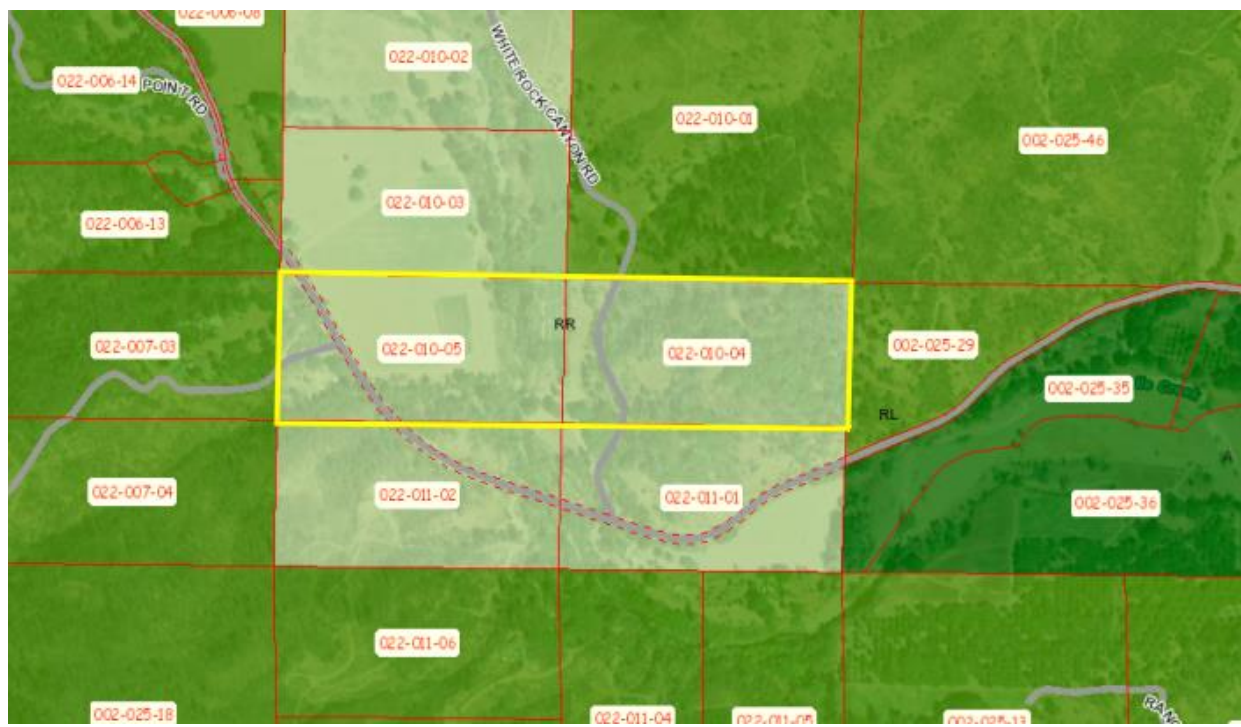
**18.Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**

North: Rural Residential (RR) and Rural Lands (RL) zoned properties

South: Rural Residential (RR) zoned properties

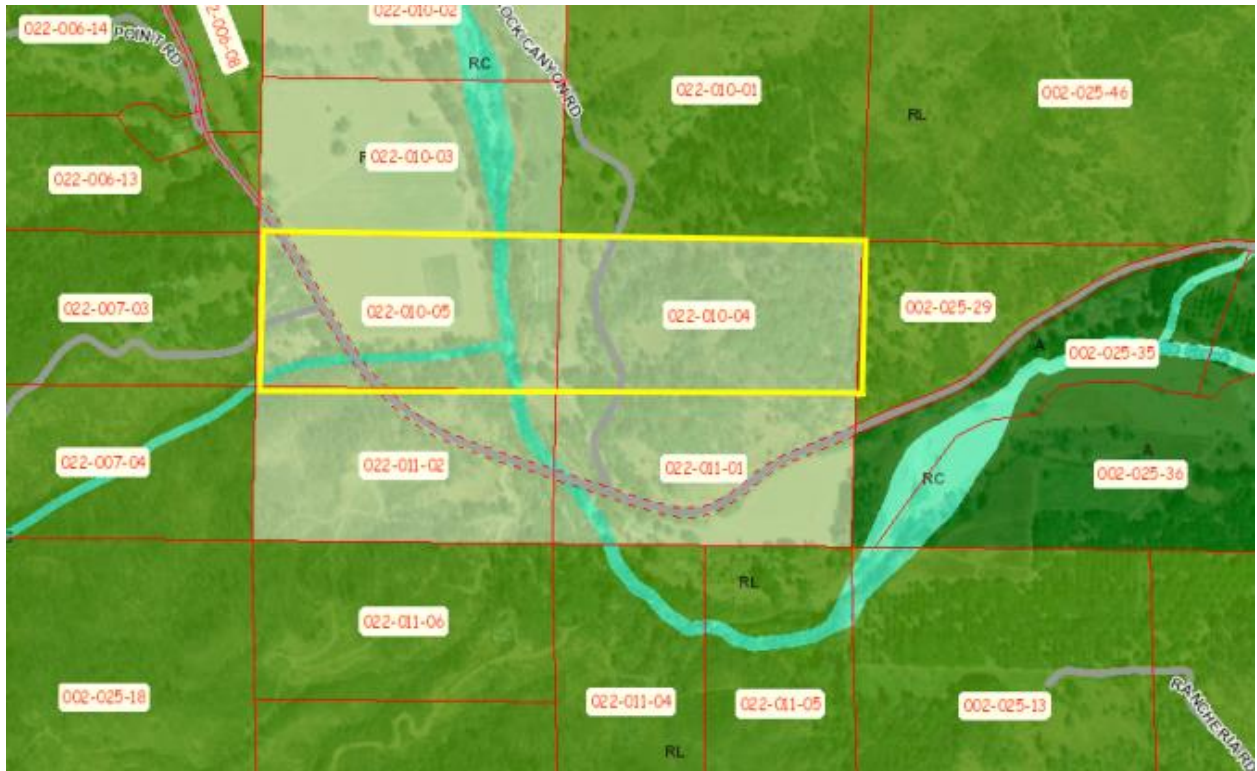
East: Rural Lands (RL) and Agriculture (A) zoned properties

West: Rural Lands (RL) zoned properties



**Zoning of Site and Surrounding Properties**





**General Plan Land Use Designations of Site and Surrounding Properties**



**Aerial Photo of Site and Surrounding Properties**

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

Lake County Community Development Department

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

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

All 11 Tribes located in Lake County were notified of this proposal on March 16, 2020. The Middletown Rancheria of Pomo Indians of California responded and declined to comment on the project due to the project's location outside of aboriginal territories of the Middletown Rancheria. No responses were received from any other Tribes.

**Attachments:**

- Property Management Plan
- Site Plans (Includes Map of Project Area and Vicinity)
- Supplemental Materials

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |                                                            |                                                                      |                                                      |
|------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> <u>Aesthetics</u>      | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>             | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture &amp; Forestry</u> | <input type="checkbox"/> <u>Hazards &amp; Hazardous Materials</u>    | <input type="checkbox"/> <u>Public Services</u>      |
| <input checked="" type="checkbox"/> <u>Air Quality</u>     | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u>           |

- |                                                                        |                                                            |                                                                                      |
|------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b><u>Biological Resources</u></b> | <input type="checkbox"/> <b><u>Land Use / Planning</u></b> | <input type="checkbox"/> <b><u>Transportation</u></b>                                |
| <input checked="" type="checkbox"/> <b><u>Cultural Resources</u></b>   | <input type="checkbox"/> <b><u>Mineral Resources</u></b>   | <input checked="" type="checkbox"/> <b><u>Tribal Cultural Resources</u></b>          |
| <input checked="" type="checkbox"/> <b><u>Geology / Soils</u></b>      | <input checked="" type="checkbox"/> <b><u>Noise</u></b>    | <input type="checkbox"/> <b><u>Utilities / Service Systems</u></b>                   |
| <input checked="" type="checkbox"/> <b><u>Wildfire</u></b>             | <input checked="" type="checkbox"/> <b><u>Energy</u></b>   | <input checked="" type="checkbox"/> <b><u>Mandatory Findings of Significance</u></b> |

**DETERMINATION: (To be completed by the lead Agency)**

On the basis of this initial evaluation:

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

Initial Study Prepared By:  
Eric Porter, Associate Planner

\_\_\_\_\_  
SIGNATURE

Date: \_\_\_\_\_

Scott DeLeon – Community Development Director  
Community Development Department

**SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one



involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>I. AESTHETICS</b> <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?		X			<p>Walnut Ranch is proposing a total of (12) greenhouses, and (4) shipping containers for crop drying. According to the Property Management Plan, the proposed project is surrounded by existing vegetation and topography that naturally blocks the project from public viewpoints.</p> <p>Additionally, the applicant proposes to fence the cultivation areas with a 6 ft. tall woven galvanized wire privacy fence. The privacy fence would help protect the viewshed from the proposed cultivation areas located closest to public vistas.</p> <p>The collocation parcel (APN 022-010-05) is currently developed for approximately 1.3 acres of agricultural hemp operations, per the Lake County Web GIS and the Biological Assessment (Jacobszoon and Associates, 2019). The proposed cannabis cultivation operations would be fitting with existing baseline conditions of the project properties.</p> <p>The proposed twelve (12) greenhouses and the four (4) storage containers have the potential of having an adverse impact on the area related to light migration and visual impacts. Visual distance will help with the overall visual impact of the project, and mitigation measures are needed to further reduce potential visual impacts.</p> <p><b>Impacts would be Less than Significant with Mitigation Measures AES-1 and AES-2 incorporated.</b></p> <p><b>AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.</b></p> <p><b>AES-2: All storage containers shall have false siding and roofing (2:12 pitch minimum); or shall be enclosed by a minimum 6 feet tall screening fence.</b></p>	1, 2, 3, 4, 5, 6, 9, 13

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>Scenic corridors provide value and enjoyment to citizens and visitors of Lake County. State Highway 20, located 4 miles south of the proposed project, is eligible to be designated. The project is not visible from State Highway 20.</p> <p>The project site parcels are located along Elk Mountain Road and White Rock Canyon Road, which are potential county scenic roads. Both properties have a Scenic Corridor (SC) combining zone designation. Agricultural facilities such as greenhouses and incidental structures are permitted uses within the SC zone. The collocation parcel, APN 220-010-05, is already developed with agricultural hemp cultivation that may be visible from Elk Mountain Road.</p> <p>As discussed above, the project proposes to fence cultivation areas with a 6 ft. tall woven galvanized wire perimeter fence for privacy and security. The fence would help protect the viewshed from the proposed cultivation areas located closest to public vistas. The proposed structures have the potential of having an adverse impact on the area related to light migration. Visual distance will help with the overall visual impact of the project, and mitigation measures are needed to further reduce potential visual impacts.</p> <p><b>Impacts would be Less than Significant with Mitigation Measures AES-1 and AES-2 incorporated.</b></p>	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The site is located in Upper Lake Community and is situated in a manner that makes it difficult or impossible to be seen from Elk Mountain Road or White Rock Canyon Road. There is dense vegetation between the road and the cultivation areas, and the terrain further conceals the cultivation areas from the road. The project is consistent with the property zoning and general plan land use designations in the area.</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 have light or glare impacts on persons enjoying a day or nighttime view in this area. All greenhouses must use blackout screening so that light does not escape the interior of the greenhouses (mitigation measure AES-1). Proposed security lighting as detailed in the Property Management Plan, including at the main gate and around the cultivation area, is required to be downcast and shielded; this is a standard condition of approval for all cannabis cultivation licenses issued by the County.</p> <p><b>Impacts would be Less than Significant with Mitigation Measure AES-1 incorporated.</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>Per the farmland Mapping and Monitoring Program for Lake County, the properties contain Grazing Land and Farmland of Local Importance. Areas where cultivation is proposed are located on Farmland of Local Importance, which is defined as land of local importance to the local economy for agricultural reasons but are not inherently defined as Prime or Unique Farmland.</p> <p>The property is not located within a proposed Lake-County designated Farmland Protection Zone and is not located within 1,000 feet of a designated Farmland Protection Zone. The nearest Farmland Protection Zone is approximately 3,000 feet due east of the proposed cultivation area.</p> <p>Agriculture is an allowable use for Farmland of Local Importance and soils designated as Prime farmland if irrigated. The proposed project would be located in greenhouses with odor mitigation and would therefore comply with both the original and the revised Article 27 of the Lake County Zoning Ordinance (Ordinance No. 3101).</p> <p>The proposed project does not conflict with the Lake County General Plan or the Upper Lake – Nice Area Plan. The collocation property (APN 220-010-05) already contains agriculture, and the proposed project is an agricultural project. Therefore, this project would not convert farmland that is high quality farmland to a non-agricultural use.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>The site is not under a Williamson Act contract. The cultivation portion of the site will not interfere with the ability of the owner or neighbors to use the non-cannabis land for more traditional crop production. The site is zoned Rural Residential (RR), which is a designated zone for agriculture, including cannabis cultivation.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	<p>The property is zoned Rural Residential (RR). The property does contain trees; however, no trees are proposed to be impacted by the proposed project and the project does not propose re-zoning of the forest land. Therefore, the proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).</p> <p><b>No Impact</b></p>	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	<p>Please see response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use.</p> <p><b>No 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**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.  <b>No Impact</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
<p align="center"><b>III. AIR QUALITY</b></p> <p align="center"><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.</p> <p>Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County.</p> <p>Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project.</p> <p>Construction impacts, which are limited to minor grading, would be temporary in nature and would occur over a 5 to 7 week period. Ongoing field management is considered an operational, not construction, activity.</p> <p>Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation / construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. The project includes the use of a gasoline-powered generator for backup use only and gasoline and diesel-powered equipment (tillers, weed-eaters, etc.). Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be mitigated by wetting the soil with a mobile water tank and hose.</p> <p>The Lake County Air Quality Management District had the opportunity to provide comments during the referral period of this project. All comments provided by the AQMD were either non-applicable or incorporated as Mitigation Measures.</p> <p>The project includes the use of a gasoline-powered generator for backup use only and gasoline and diesel-powered equipment (tillers, weed-eaters, etc.). Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p>	1, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated.</p> <p><b>AQ-1:</b> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.</p> <p><b>AQ-2:</b> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.</p> <p><b>AQ-3:</b> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p><b>AQ-4:</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>AQ-5:</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>AQ-6:</b> All areas subject infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated 5-7 weeks) with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 21, 24, 31, 36



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?			X		Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The proposed collocation site is developed with an existing residence on APN 022-010-05. The nearest off-site residence appears to be located approximately 495 feet northeast of the central cultivation site on APN 022-010-01, according to Lake County Web GIS. Pesticide application, including citric acid oil and Sulphur, would only be applied during the growing months, and applied carefully to individual plants located within greenhouses. As such, sensitive receptors would likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			Odors generated by the plants, particularly during harvest season, would be mitigated. Storage containers will have fans and carbon filters/air scrubbers installed to prevent odors from leaving the premises during all processing phases.  Dust could be generated from vehicle traffic or site preparation. Regular daily employee trips are expected to be four (4) and during most of the year and up to sixteen (16) trips during peak season. Dust impacts from traffic would likely be minimal. Minimal site disturbance is needed to implement the project as proposed. Dust would not be generated from farm tillage, which is a major source of pollution in the Upper Lake Area. Additionally, the applicant will be required to submit an Odor Control Plan as a condition of approval.  <b>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-7 Incorporated.</b>  <b><u>AQ-7:</u> Each greenhouse shall contain an air and odor filtration system. Method of filtration shall be provided to the Lake County Planning Department for review prior to any construction occurring on site.</b>	1, 2, 3, 4, 5, 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			A Biological Resources Assessment (BA) was prepared by Jacobszoon and Associates, November 4, 2019. The purpose of the BA was to provide information as to whether the property contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under CEQA. The BA analyzed four (4) Study Areas for potential disturbance. Study Areas 2 and 3 are the only areas currently proposed for cannabis-related disturbance: where the cultivation is proposed in Study Area 3 and only parking improvements are proposed at the southern end of Study Area 2, in previously disturbed areas adjacent to the existing residence and garage.  Middle Creek, a Class I waterbody, flows between the project parcels, and provides a riparian corridor that includes an increased diversity of floral species and available habitat. This watercourse provides unique or sensitive aquatic/terrestrial biological habitat. During the biological assessment on October 14, 2019, it was observed that much of the native shrub and	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>herbaceous layers within Study Areas 2 and 3 had been removed to produce hemp; however, many shrub and tree species are still present within these areas along the perimeters of the Study Areas. Shrub vegetation in dense patches along the Middle Creek riparian corridor within Study Areas 2. While most of the native herbaceous and shrub vegetation within the wild oat grassland habitat was removed from Study Areas 2, the vegetation along the riparian corridors showed no sign of impact.</p> <p>According to the site plans, no cultivation is proposed within approximately 200-feet of the top of bank of Middle Creek.</p> <p>One sensitive biological habitat was identified in Study Area 2 – Middle Creek and the associated riparian corridor. However, no development is proposed in this area.</p> <p>The BA concluded that five (5) special-status plant and fourteen (14) special-status wildlife species had to the potential to occur within the entire BA Study Area based on site investigations, available databases, and present habitat. A summary of the results is as follows:</p> <p><b>Plants.</b> Of the five (5) special-status plant species that have moderate potential to occur within the entire BA Study Area, only one (1) had the potential to occur in Study Areas 2 or 3. The remaining four (4) had the potential to occur in Study Area 4; these four species are not considered further in this study.</p> <ul style="list-style-type: none"> <li>- Mendocino tarplant (<i>Hemizonia congesta</i> ssp. <i>Calyculata</i>) has moderate potential to occur within the Study Area. Though there are no serpentine soils onsite, suitable cismontane woodland, valley, and foothill grassland habitat could provide ideal conditions for this plant species. The species was not observed onsite, however, the BA was conducted outside of floristic season. Regardless, the BA did not recommend any further studies for this species.</li> </ul> <p><b>Wildlife.</b> Fourteen (14) special-status plant species have the potential to occur within the Study Area:</p> <ul style="list-style-type: none"> <li>- <b>Amphibians (1):</b> Foothill yellow-legged frog (<i>Rana boylei</i>) has high potential to occur within the Middle Creek riparian habitat. One (1) <i>R. boylei</i> was observed on within the Class II watercourse in Study Area 1, which is located outside the scope of the current proposed project. Since no work is proposed within Study Area 1 or within any riparian areas, and the project has been designed to meet a 100 ft. buffer from Middle Creek, no further actions to protect this species are recommended.</li> <li>- <b>Birds (8): Grasshopper sparrow</b> (<i>Ammodramus savannarum</i>) has moderate potential to occur within the Study Area. According to the California Wildlife Habitat Relationships Predicted Habitat Suitability (CWHR 2016), the Study Areas fall within high suitability for this species. Grasshopper sparrows were not observed during site investigations conducted to support the BA. The BA noted that existing grassland habitat is not suitable nesting habitat for this species and</li> </ul>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>recommended no further actions.</p> <ul style="list-style-type: none"> <li>- <b>Golden eagle</b> (<i>Aquila chrysaetos</i>) has moderate potential to occur within the Study Areas. According to CWHR, the Study Areas provide medium to high habitat suitability for this species. The BA noted that nesting habitat, for this species does not exist within the Study Areas. No further actions were recommended.</li> <li>- <b>Oak titmouse</b> (<i>Baeolophus inornatus</i>) has moderate potential to occur within the Study Areas, particularly within Study Area 4, which provides suitable nesting habitat for the species. The species was not observed during site investigations, and the BA notes that cleared vegetation within Study Area 1-3 have likely reduced the likelihood of the species being impacted by the proposed project. The BA recommended pre-construction surveys if vegetation removal were to occur within Study Area 4. Study Area 4 is not located within the current scope of the proposed application. The BRA provided no further recommendations.</li> <li>- <b>Northern harrier</b> (<i>Circus hudsonius</i>) has moderate potential to occur within the Study Areas. The Study Areas fall within medium to high suitability according to the CWHR. Foraging habitat exists in Study Areas 1-3; however, no wetlands or meadows exist within the Study Areas to provide habitat for the Northern harrier, and the species was not observed onsite during the site surveys. No further recommendations were provided by the BA.</li> <li>- <b>White-tailed kite</b> (<i>Elanus leucurus</i>) has moderate potential to occur on the site, as the Study Areas provide marginal foraging habitat for the species. The CWHR predicts habitat within the Study Areas is low to medium. Nesting habitat is minimal within the Study Areas, and the species was not observed on site during the site surveys. No further recommendations were provided by the BA.</li> <li>- <b>Prairie falcon</b> (<i>Falco mexicanus</i>) has moderate potential to occur onsite, as suitable foraging habitat exists within Study Areas 1-3. However, the site does not contain cliffs or bluffs to provide nesting habitat for this species, and the species or nests were not observed during the site surveys. No further recommendations were provided by the BA.</li> <li>- <b>Black-crowned night heron</b> (<i>Nycticorax nycticorax</i>) has moderate potential to occur onsite in Middle Creek and surrounding riparian habitat. However, typical foraging and nesting habitat does not exist within the Study Areas. The species was not observed during the site survey. No further recommendations were provided by the BA.</li> <li>- <b>Yellow warbler</b> (<i>Setophaga petechia</i>) has moderate potential to inhabit riparian habitats of willows located near Middle Creek. However, no work is proposed that would impact Middle Creek or the surrounding riparian habitat, and</li> </ul>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the BA provided no further recommendations for this species.</p> <ul style="list-style-type: none"> <li>- Additionally, activities within the proposed project Study Area may result in the indirect visual and acoustic disturbance to avian species and has the potential to result in nest abandonment. Any development activities which occur between March 1st and August 31st of any year, require predevelopment nesting bird surveys prior to the commencement of any groundbreaking activities. This recommendation has been included as <b>Mitigation Measure BIO-1</b> to reduce impacts to less than significant.</li> <li>- <b>Insects (2): Obscure bumble bee</b> (<i>Bombus caliginosus</i>) and <b>Western bumble bee</b> (<i>Bombus occidentalis</i>) both have moderate potential to nest or forage in the open grasslands and mixed oak stands within Study Area. No bee nests were observed during site inspections within the proposed areas of development and no vernal pools exist within the Study Areas. No further recommendations were provided by the BA for this species.</li> <li>- <b>Mammals (2): Pallid bat</b> (<i>Antrozous pallidus</i>), has moderate potential to utilize onsite tree, shrub, riparian, and grassland habitat within the Study Area. According to the CWHR, the Study Areas provide Low to Medium suitable habitat for this species. No indications of bat presence were observed onsite during the site surveys. No trees are proposed to be removed. Pre-development bat surveys were recommended if vegetation removal occurs in Study Area 4, however, Study Area 4 is located outside the scope of the proposed project. The BA provided no further recommendations for this species.</li> <li>- American badger (<i>Taxidea taxus</i>) has moderate potential to nest, hunt, and breed in grassland and the friable soils located within the Study Area. The CWHR Predicted Habitat Suitability states that the Study Area provides Medium to High habitat suitability. This species was not observed during the site surveys. The BA recommends badger surveys prior to any groundbreaking activities, performed to CDFW protocol. This has been included as <b>Mitigation Measure BIO-2</b> to reduce impacts to American badgers to less than significant.</li> <li>- <b>Reptiles (1): Western pond turtle</b> (<i>Emys marmorata</i>) has moderate potential to occur in the Study Area. No turtles were observed within the Study Areas or within Middle Creek and surrounding riparian habitat. The project is not proposed to impact Middle Creek or nearby riparian habitat, and all project developments would be set back from Middle Creek by at least 100 ft. No further recommendations were noted in the BA for this species.</li> </ul> <p><b>Impacts would be Less than Significant with Mitigation Measures BIO-1 through BIO-2 incorporated.</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>BIO-1:</b> If project activities occur during the nesting season (March 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any special-status birds are nesting in trees on or adjacent to the study area.</p> <p>If the qualified biologist determines that the active nests of any special-status species are found close enough to result in nest abandonment, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.</p> <p><b>BIO-2:</b> Prior to the commencement of groundbreaking activities (including vegetation removal, earthmoving, grading, and/or excavation) within grassland habitat, surveys for American badgers (<i>Taxidea taxus</i>) shall be conducted following the CDFW American Badger Survey Protocol. Per protocol, surveys should occur no less than 14 days and no more than 30 days prior to the construction activities.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>Refer to Section IV(a).</p> <p>Middle Creek, a Class I, year-round stream flows between the project parcels. According to the site plans, no cultivation is proposed within approximately 200-feet of the top of bank of Middle Creek, which meets the minimum setback requirement (100-feet) required in Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided an Erosion Control Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks. There are no other sensitive natural communities within the project area.</p> <p>Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Erosion control measures include swales, stockpile management, road and parking lot management, and sediment management.</p> <p>Since, during construction, the proposed project would disturb more than one acre, and would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project.</p> <p>In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities.</p> <p>Impacts would be <b>Less Than Significant with Mitigation Measures BIO-3 Incorporated.</b></p> <p><b>BIO-3:</b> All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ. Prior to construction, the project shall obtain coverage under State Water Resources Control Board Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>Refer to Section IV(a).</p> <p>The National Wetlands Inventory shows mapped wetlands located in the area surrounding Middle Creek on the site. All proposed disturbance would be located over 100 feet from the mapped wetlands. No development would occur within the mapped wetlands or within 100 feet from the wetlands.</p> <p>Therefore, project implementation would not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require creation and implementation of an erosion control plan / stormwater management plan.</p> <p>Potential adverse impacts to water resources could occur during operation of cultivation activities resources by discharge of sediment or other pollutants (fertilizers, pesticides, human waste, etc.) into receiving waterbodies. However, the project proponent must file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2017-0023-DWQ. Compliance with this Order would ensure that cultivation operations would not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight.</p> <p>Implementation of these plans, BMPs, compliance with Water Board, and Mitigation Measure BIO-3 would ensure that the impacts are less than significant.</p> <p>Impacts would be <b>Less Than Significant with Mitigation Measures BIO-3 Incorporated.</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>Refer to Section IV(a). The BA submitted stated that there were no observed native resident or migratory fish or wildlife species within the Study Areas and recognized that no mapped wildlife corridors exist within the BA Study Areas.</p> <p><b>Less than Significant Impact</b></p>	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>Refer to Section IV(a). This project does not conflict with any local policies or ordinances protecting biological resources. The trees on site are primarily introduced / non-native. There are no mapped sensitive species on the site.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 11, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	<p>No special conservation plans have been adopted for this site and no impacts are anticipated.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 13
<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			<p>A Cultural Resources Reconnaissance Survey was conducted for the subject parcel involved with this proposal by Jay Flaherty dated November 22, 2019.</p> <p>The Cultural Resources Reconnaissance Survey assessed the cultivation areas proposed and stated that no significant historic or prehistoric cultural materials were encountered</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>during the field inspection, and the study determined that no significant cultural sites exist on the parcel.</p> <p>According to the Cultural Resources Reconnaissance Survey, it is possible, but unlikely, that significant artifacts or human remains will be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the local overseeing tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.</p> <p><b>Impacts would be than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated:</b></p> <p><b><u>CUL-1:</u></b> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p><b><u>CUL-2:</u></b> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>Please see response to Section V(a).</p> <p><b>Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.</b></p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Please see response to Section V(a). The Cultural Resources Reconnaissance Survey stated that it was unlikely that any significant findings, including human remains, appear likely on this site. The amount of new site disturbance that would occur is minimal.</p> <p><b>Impacts would be Less than Significant with Mitigation Measure CUL-2 Incorporated.</b></p>	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			<p>On-grid power, supplied by PG&amp;E, is the proposed primary energy source for this project. The mixed light cultivation areas would have a substantial need for power to cultivate cannabis at up to 25 watts per square foot (up to 659,400 watts for the 26,376 sq. ft. of canopy area). Walnut Ranch is proposing to upgrade PG&amp;E power to meet this demand.</p> <p>Other requirements for energy would include the interior lighting and ventilation systems, security system, the well</p>	4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>pump, and security lighting.</p> <p>No detailed energy calculations were provided with the application. Mitigation Measure EN-1 has been incorporated to reduce impacts from the project on energy to less than significant.</p> <p><b>Impacts would be Less than Significant with Mitigation Measure EN-1 Incorporated:</b></p> <p><b>EN-1: The applicant shall provide energy calculations for the proposed project prior to the hearing. Total amperage needs shall be provided within the energy calculations provided. A description of energy use per building may be necessary, as well as engineered energy calculations at the discretion of the Building Official.</b></p>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		<p>There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'indoor cultivation' (not proposed with this application).</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5
<b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u>  Lake County contains numerous known active faults, however, there are no mapped earthquake faults on or adjacent to the subject site. 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 California Building Code construction standards.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u>  The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>Landslides</u>  According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>Major grading is not proposed for this project, however minimal scraping and flattening would occur. The applicant would need to import soil for the cultivation activity; however, this would not have any effect on the potential for erosion or the loss of topsoil. The applicant may be required to apply for a grading permit prior to construction of any building; this would be determined at the time of building permit review.</p> <p>The proposed project would also be subject to the requirements of the SWRCB CGP and would require the preparation of a</p>	1, 3, 4, 5, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections.  <b>Less than Significant Impact</b>	
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		The project site is not identified as containing landslides or other unstable geologic conditions. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the proposed project.  <b>Less Than Significant Impact</b>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19
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 Uniform Building Code is a set of rules that specify standards for structures. Structures proposed are greenhouses and metal storage containers.</p> <p>Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.</p> <p>The site is located in an area of low to low-moderate Shrink-Swell Potential, per the Upper Lake – Nice Area Plan.</p> <p>Property-wide soils include Still loam, stratified substratum (Map Unit Symbol 233), Xerofluvents-Riverwash complex (Map Unit Symbol 249), Maymen-Hopland-Mayacama association (Map Unit Symbol 173), Speaker-Marpa Sanhedrin gravelly loams (Map Unit Symbol 224), and Lupoyoma silt loam, protected (Map Unit Symbol 158).</p> <p>Cultivation activities proposed in the application would occur on Lupoyoma silt loam (Map Unit Number/Soil Type 158), according to the Soil Survey of Lake County and the USDA Web Soil Survey website. Soil Type 158 is comprised of silt loam and sandy loam soils, which are deep, moderately well drained soils and are designated as having low shrink-well potential. The applicant would use existing flat areas to construct greenhouses and storage containers.</p> <p>Any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils.</p> <p><b>Less Than Significant Impact</b></p>	2, 4, 5, 7, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The project will be served by existing onsite facilities, however, the applicant will construct an ADA restroom with handwashing station if required. This restroom would rely on the existing septic system or require the need for new onsite wastewater treatment septic system if the existing system does not have the capacity.</p> <p>State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements.</p> <p>The proposed system would be located in an area of Type 158 soils. According to the USDA Soil Survey, this soil has a moderately high infiltration rate that could support a septic system.</p> <p>Therefore, the Proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the County Division of Environmental Health.</p> <p><b>Less than Significant Impact.</b></p>	39, 43, 44
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			<p>The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is possible but not anticipated.</p> <p><b>Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.</b></p>	1, 2, 3, 4, 5, 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		<p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.</p> <p>The primary GHGs that are of concern for development projects include Carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O occur naturally, and through human activity. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion and CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. CO<sub>2</sub> is the most common GHG emitted by human activities.</p> <p>In general, greenhouse gas emissions come from construction</p>	1, 3, 4, 5, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					activities (vehicles) and from post-construction activities (vehicles primarily). Construction activities on this site will be minimal. Burning plant material is prohibited in Lake County, and projected trips generated will be between 4 and 16 per day during and after construction. The mixed-light cultivation areas would not have specific greenhouse gas-producing elements and the cannabis plants would, to a small degree, help capture CO <sub>2</sub> .  <b>Less than Significant Impact</b>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.  <b>No Impact.</b>	1, 3, 4, 5, 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		<p>Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored and locked in a secured building on site.</p> <p>This proposal will use organic pest control and fertilizers. This will significantly limit potential environmental hazards that would otherwise result. All pesticides and fertilizers are required to be stored in a locked and secure facility and kept in accordance with manufacturers recommendations, as is being proposed by the applicant.</p> <p>The project would 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>Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, would be stored under cover and in State of California-approved containers. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses.</p> <p>Cannabis waste, as appropriate, will be composted or chipped and spread on site; burning cannabis waste is prohibited in Lake County.</p> <p>A spill containment and cleanup kit would be kept on site in the unlikely event of a spill. All employees would be trained to properly used all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste.</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>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<b>Less than Significant Impact</b>	
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>Refer to Section IX (a).</p> <p>The pesticides and fertilizers proposed are mostly organic, and will be stored in a secure building. The site preparation will require some construction equipment and will last from 5 to 7 weeks. All equipment staging shall occur on previously disturbed areas on the site. As stated above, a spill kit would be kept on site in the unlikely event of a spill. 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><b>Less than Significant Impact</b></p>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>Per Lake County Parcel Viewer, the proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p><b>No Impact</b></p>	1, 2, 5
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	<p>The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:</p> <ul style="list-style-type: none"> <li>• State Water Resources Control Board (SWRCB) GeoTracker database</li> <li>• Department of Toxic Substances Control EnviroStor database</li> <li>• SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.</li> </ul> <p>The nearest Cleanup program site per SWRCB Geotracker is approximately 2 miles to the southeast of the proposed project.</p> <p>The project site is not listed in any of these databases as a site containing hazardous materials as described above.</p> <p><b>No Impact</b></p>	2, 40
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	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p><b>No Impact</b></p>	1, 3, 4, 5, 20, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		<p>The site is mapped as being in a Wildland Fire Hazard Area per Lake County Parcel Viewer and is in a Moderate Fire Hazard Severity Zone per the Upper Lake – Nice Area Plan mapping. The site is also located on private property within the United States Forest Service / Mendocino National Forest Direct Protection Area. Lake County, in general, is susceptible to fires due to high heat and the project itself would not further heighten fire risks on the site.</p> <p>The cultivation parcel (220-010-04) is dominated by grassland, manzanita, and oak woodland habitat, with shrubs and trees covering most of the property east of the proposed cultivation area location. The fuel load on the property was recently reduced, as most of the parcel was burned during the 2018 Ranch Fire. According to the Biological Resources Assessment, the habitat of the cultivation area has minimal herbaceous vegetation capable of burning.</p> <p>The project includes construction of greenhouses and storage containers. Burning of composted plant matter is prohibited, and no proposed sources of fire are included in the project description. The project does not propose residential structures. Walnut Ranch would employ up to four (4) persons who would work in a Moderate Fire Hazard Severity Zone.</p> <p>In addition, applicant would adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 13, 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		<p>The site is located in the Salt Flat Creek – Middle Creek Watershed. Middle Creek, a Class I waterbody, runs between the project parcels. Middle Creek is not listed on the California Clean Water Act Section 303(d) List.</p> <p>The Property Management Plan and Stormwater Management Plan submitted with the application address runoff, and certain BMPs during and after construction to reduce impacts associated with water quality. Irrigation would occur inside greenhouses, which would minimize discharge and potential groundwater degradation, since mixed light cultivation is easier to control runoff that would otherwise potentially invade the water table. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants.</p> <p>The site would be required to register as a Discharger with the State Water Resources Control Board Cannabis General Policy and General Order (Order No. WQ 2019-0001-DWQ). Walnut Ranch is enrolled for coverage under the General Order as a Tier 2, Low Risk discharger, reflecting cultivation sites that disturb over one acre and are located outside of riparian setbacks on flat slopes (WDID 5S17CC416838).</p> <p>The project would follow all recommendations outlined in the</p>	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Biological Assessment regarding water quality. The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. All cultivation sites have been designed to maintain a 100-foot setback from drainages and ponds. No development would occur within the drainage buffers and setbacks. Additionally, native vegetation surrounding the cultivation areas would be maintained and straw wattles would be staked around the cultivation areas to provide an additional buffer between the cultivation area and surface waters.</p> <p>Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the SWRCB CGP and would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project.</p> <p><b>Less Than Significant Impact</b></p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>The project site does not have a municipal water supply service and relies on well water. The proposed project would use water from existing, onsite, permitted wells.</p> <p>The project appears to be located in the Middle Creek Groundwater Management Plan Area in the Lake County Groundwater Management Plan (GMP). Compared to other groundwater basins in Lake County, little information is available about Middle Creek. Basin Management Objectives outlined in the GMP for Middle Creek primarily focus on increased monitoring and information gathering, in addition to maintaining groundwater levels to assure an adequate irrigation and domestic water supply in the area.</p> <p>An existing permitted well would be the primary source for irrigation. The well has an estimated yield at 32 gallons per minute (GPM). There is no minimum threshold for aquifer recharge rates in Lake County. As a Condition of Approval, a Water Availability Analysis that demonstrates sufficient recharge after a 4-hour drawdown would be required prior to the start of any cultivation activities associated.</p> <p>Water conservation methods described in the Property Management Plan would be employed onsite, including utilization of a drip irrigation system with a schedule that minimizes water usage; regular inspection of the water delivery system to prevent and repair leaks; and replacement of worn, outdated, or inefficient system components.</p> <p>As stated in the Lake County Groundwater Management Plan, the majority of agricultural water in Lake County is supplied by groundwater. In 2006, the agricultural groundwater demand in Middle Creek basin was approximately 73 acre-feet per year (<math>\pm 27.8</math> million gallons), however, that number has likely increased dramatically in the last 15 years as cannabis cultivation was not an allowable agricultural use at the time.</p>	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The applicant predicts cannabis activities would demand approximately 1.4-acre feet (457,806 gallons) annually, representing less than 2% of total agricultural demand in the Middle Creek basin in 2006. Today, the irrigation demand for this project likely represents less than 1% due to an increase in agricultural activities across the area. Additionally, the depth of the well proposed for cannabis use in this project is consistent with other depths of irrigation wells in the Middle Creek groundwater basin. Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin.</p> <p><b>Less than Significant Impact</b></p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> <li>i) Result in substantial erosion or siltation on- or off-site;</li> <li>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</li> <li>iv) Impede or redirect flood flows?</li> </ul>		X			<p>The proposed cultivation areas are in a flat that have been historically cleared or burned. The site would require minimal clearing and scraping for preparation. All project components have been designed to maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths.</p> <p>(i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the SWRCB Construction General Permit.</p> <p>(ii)&amp;(iii) The applicant has stated that the total cultivation area is about 35,840 sq. ft. in size, much of which will be impermeable surface as greenhouses, storage containers, water tanks, and a shed. This represents about 2.1% of the entire 37.93-acre site. The footprint of the buildings are small comparative to the property and the runoff resulting from those buildings is not significant.</p> <p>Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the SWRCB CGP and would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project.</p> <p>The applicant shall provide an engineered Drainage and Erosion Control Plan that shows how surface runoff will be contained and not inadvertently drain into the watershed. This has been incorporated as Mitigation Measure HYD-1.</p> <p>(iv) The proposed cultivation areas are within a FEMA Zone X, areas of minimal flood hazard determined outside of the FEMA 100-year floodplain. The project would not impede or redirect flood flows.</p> <p><b>Impacts would be Less than Significant with HYD-1 and HYD-2 incorporated:</b></p> <p><b>HYD-1: As a Condition of Approval, the applicant shall</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**
					provide an engineered Drainage and Erosion Control plan to the County showing the method of stormwater runoff storage and containment.  <b>HYD-2:</b> The applicant shall provide a water availability analysis to the Community Development Department prior to a public hearing that shows total well drawdown over a 4 hour time-frame, and recharge rate after a one-hour (minimum) shut-down period.	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		Refer to Section X(b). The proposed cultivation areas are not located in a floodplain, tsunami or seiche zone.  <b>Less than Significant Impact</b>	1, 2
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		Refer to Sections X(a) and X(b).  The proposed use would not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials including pesticides and fertilizers will be stored in a locked / secured shed, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling.  <b>Less than Significant Impact</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.  <b>No Impact</b>	1, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, the Upper Lake - Nice Area Plan and the Lake County Zoning Ordinance.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 20, 21, 22, 27
<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	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. The site is clearly located outside of known quarry resource areas per the Upper Lake – Nice Area Plan. Additionally, 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 Upper Lake - Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.  <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		X			Noise related to cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as ventilation systems in greenhouses, well pumps or emergency backup generators	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					<p>during power outages.</p> <p>This project will have some noise related to site preparation (hours of construction are limited through standard conditions of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages.</p> <p>Although the property size will help to muffle noises heard by neighboring properties, mitigation measures are needed to further limit the potential sources of noise.</p> <p><b>Impacts would be Less than Significant with Mitigation Measures NOI-1 – NOI-3 Incorporated.</b></p> <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, and Saturdays from 12:00 noon to 5:00 pm 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 10:00PM 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> Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create significant groundborne vibration due to construction or to post-construction facility operation. There will be some grading and scraping required for the container pads and greenhouses, however earth movement is not expected to generate groundborne vibration or noise levels. 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. No housing is proposed as a part of this project and the project would employ up to four (4) employees.</p> <p><b>No 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>						
a) Would the project result in substantial adverse physical impacts associated with the			X		<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. The project would be accessed off of existing roads. No new</p>	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?					roads are proposed.  The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The project includes on-site improvements related to public services, including water storage tanks for fire protection, improved road widths for emergency access, and site address posting.  Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. The Lake County Sheriff's Department, Clearlake Police Department and other law enforcement agencies were notified of the proposed project.  There would not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.  <b>Less than Significant Impact</b>	29, 32, 33, 34, 36, 37
<b>XVI. RECREATION</b> <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The nearest mapped park is located over 3 miles south of the project, in Upper Lake. The project would employ up to four (4) people, which would not substantially increase the use of existing local parks. Therefore, the project would not have any impacts on existing parks or other recreational facilities.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities.  <b>No Impact</b>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		<p>According to the application submitted, the project site is accessed by a private driveway, approximately 440 ft. in length, directly off of the county-maintained Elk Mountain Road, a paved public road with 10 ft wide travel lanes and 2 ft wide shoulders. The access driveway would be upgraded to be 20 ft. wide with 14 ft. of unobstructed horizontal clearance and 15 ft. of unobstructed vertical clearance. The entire driveway is proposed to be graveled. Turnouts are not proposed due to the access driveway being proposed at 20 ft wide, however if needed, turnouts will be at a minimum 12 ft wide and 30 ft long, with a minimum 25 ft taper on each end, roughly every 400 ft.</p> <p>There are no bicycle or pedestrian facilities on Elk Mountain Road or White Rock Canyon Road.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows:</p> <p><i>"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."</i></p> <p>To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The project would employ up to four (4) individuals. An estimated four (4) to sixteen (16) employee trips and one delivery/pickup per day is estimated. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.</p> <p>The proposed cannabis cultivation is considered to be similar to other agricultural and industrial uses in the area.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 5
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		<p>No changes to Elk Mountain Road or White Rock Canyon Road are proposed, nor do any appear to be needed. The applicant has indicated that he will improve the interior driveway with gravel, and the driveway is relatively flat and open leading to the cultivation sites.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Result in inadequate emergency access?			X		Adequate existing access is provided to the site via locally maintained roads and the existing driveway. The proposed project would not alter the physical configuration of the existing roadway network serving the area and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CAL FIRE requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 20, 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		Please see response to Section V(a) (Cultural Resources).  <b>Less than Significant Impact</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			Please see response to Section V(a) (Cultural Resources).  <b>Impacts would be Less than Significant with Mitigation Measures CUL-1 and CUL-2 Incorporated.</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 proposed project would be served by one existing onsite irrigation well that produces 32 gallons per minute, according to the Water Well Driller's Report (No. 264524). No new wastewater treatment facilities are proposed. 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, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		Refer to section X (b).  The applicant would be required to provide a Water Availability Analysis prior to the use permit taking effect (Mitigation Measure HYD-2), however there is no minimum recharge threshold requirement in Lake County. The applicant is prohibited from trucking in water other than a one-time emergency delivery and only with written permission from the Community Development Department Director or designee.  <b>Less Than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		Employees would use the existing onsite septic system.  The applicant would install an ADA compliant restroom adjacent to the storage containers, if required, through a building permit with Lake County. Additionally, the site is 37.93 acres in size, easily large enough to accommodate a new septic system if one is needed.  <b>Less Than Significant Impact</b>	2, 5
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for the next 5 years according to Lars Ewing, Manager of Public Services in Lake County.  <b>Less than Significant Impact</b>	1, 2, 3, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant will compost or chip and spread the cannabis waste on site. Typical estimates of solid waste for a comparable project to the proposed project would be approximately 800 to 1,000 pounds (3 to 4 cubic yards) annually. All recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility where it would be sorted and deposited at the Eastlake Sanitary Landfill (Landfill). The Landfill is well below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity accommodate the solid waste generated by the project.  <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		See response to Section XIX(e).  The County uses a standard condition of approval regarding compliance with all Federal, State and Local management for solid waste. The cultivator would be required to chip and spread any vegetative waste on-site. Typical estimates of solid waste for a comparable project to the proposed project would be approximately 800 to 1,000 pounds (3 to 4 cubic yards) annually. All recyclable waste would be collected separately from non-recyclable waste. Typical solid , and the estimated total amount of solid waste from this project is  <b>Less than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XX. WILDFIRE</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?		X			<p>The site is mapped as being in a Wildland Fire Hazard Area per Lake County Parcel Viewer and is in a Moderate Fire Hazard Severity Zone per the Upper Lake – Nice Area Plan mapping. The site is also located on private property within the United States Forest Service / Mendocino National Forest Direct Protection Area (DPA).</p> <p>The project is located within the Northshore Fire Protection District, which provides year-round fire protection services to the project area. The closest staffed station is located approximately 5 miles from the proposed project, at 9420 Main St. in Upper Lake.</p> <p>Access to the site is a private driveway off of county-maintained Elk Mountain Road. Elk Mountain Road meets 4290 and 4291 CalFire Standards. The 35,840 sq. ft. of cultivation area would be set back from property lines 30 ft.</p> <p>The project includes construction of greenhouses and storage containers. Burning of composted plant matter is prohibited.</p> <p>In addition, applicant would adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review.</p> <p>This project was referred to CalFire in March 2020, and comments were received on April 10<sup>th</sup>, 2020. CalFire requested onsite water storage for fire protection of each structure. This has been incorporated as Mitigation Measure WILD-1.</p> <p>Should this site need to evacuate, Elk Mountain Road located near the subject site would be the evacuation route.</p> <p>Like much of Lake County, this area is prone to wildfire. The 2018 Mendo Complex fire burned much of the site and surrounding area. Approval of this permit would not further exacerbate the risk of wildfire, nor would it interfere with emergency evacuation should this be necessary.</p> <p><b>Less than Significant Impacts would be Less than Significant with Mitigation Measure WILD-1 Incorporated.</b></p> <p><b><u>WILD-1: Project shall include onsite water storage for fire protection of each structure. The amount and type of water storage shall be approved by CalFire.</u></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>Refer to Section XX (a).</p> <p>Additionally, the site and surrounding lots are generally flat. The fuel load on the property was recently reduced, as most of the parcel was burned during the 2018 Ranch Fire. This particular area and Lake County in general has a history of wildfires, however, approval of this project would likely not increase the fire risk in this area.</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,			X		<p>The site is served by Elk Mountain Road, a paved County maintained road. The applicant has indicated that the interior driveway will be graveled in a manner that will enable it to support a 75,000-pound vehicle. No other infrastructural</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**
power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					improvements appear to be necessary for this project.  <b>Less than Significant Impact</b>	
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		The site is generally flat near the cultivation areas; there is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project.  <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			Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section.  <b>Impacts would be Less than Significant with Mitigation Incorporated.</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 Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. 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. However, 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>Impacts would be Less than Significant with Mitigation Measures Incorporated.</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 the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. 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>Impacts would be Less than Significant with Mitigation Measures Incorporated.</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. Upper Lake - Nice Area Plan
5. Walnut Ranch 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/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, prepared by Jacobszoon and Associates and dated November 19, 2019.
14. Cultural Site Reconnaissance Survey, prepared for Walnut Ranch, prepared by Flaherty Cultural Resources Services and dated November 22, 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. South Lake County Fire Protection District
38. Site Visit – May 18, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order  
([https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2019/wqo2019\\_0001\\_dwq.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf))
42. Lake County Groundwater Management Plan, March 31<sup>st</sup>, 2006.  
<http://www.lakecountycalifornia.gov/Assets/Departments/WaterResources/IRWMP/Lake+County+Groundwater+Management+Plan.pdf>
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)