COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

January 31, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY (IS 20-86)
ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	Old Dirt Road
2. Permits:	Initial Study IS 20-86 Use Permit UP 20-71
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport, California 95453
4. Supervisor District:	District Five (5)
5. Contact Person/Phone Number:	Eric Porter, Associate Planner
6. Project Location:	8300 Old Dirt Road, Kelseyville, CA
7. Parcel Number:	007-023-05
8. Property Size:	82.44 acres
9. Applicant's Name/Address:	Armando Cruz / Cruz Family Farms 8300 Old Dirt Road Kelseyville, CA 95451
10. Property Owner:	Cruman Family Limited Partnership
11. General Plan Designation:	Agriculture
12. Zoning:	Agriculture – Waterway ("A-WW")
13. Flood Zone:	"X"
14. Slope:	Slopes in the cultivation area are less than 10%
15. Natural Hazards:	State Responsibility Area (High Fire Area)
16. Waterways:	Unnamed Class III Seasonal Channel
17. Fire District:	Kelseyville Fire Protection District
18. School District:	Kelseyville Unified School District

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

The applicant is requesting approval of a Major Use Permit for three (3) A-Type 3 "Medium Outdoor" cultivation licenses consisting of 130,680 sq. ft. of outdoor cannabis cultivation area; one (1) A-Type 3B "Medium Mixed Light" license consisting of six (6) 30' x 200' greenhouses containing a total of 36,000 sq. ft. of cultivation area (22,000 sq. ft. of canopy), and one (1) A-Type 13 Self Distribution License for the legal transportation of commercial cannabis. The project includes six (6) 30' x 96' greenhouses; two (2) 200 sq. ft. sheds for pesticide / fertilizer and miscellaneous storage, and proposes portable restrooms. The 82.44 acre site is located to the west of Kelseyville. The parcel is not located within a mapped Farmland Protection Area, but is within the SRA High Fire Area.

Access

Access to the site is taken from Old Dirt Road, a private gravel road, which connects with Wight Way, a paved County-maintained road. Wight Way connects with Highway 29, a State Highway.

Aerial Photo of Site



Source: Google Pro Aerial Photo

Construction

Site construction will consist of building six (6) 30' x 96' greenhouses; preparing the outdoor cultivation site for outdoor cannabis (130,360 sq. ft.), and construction of several sheds. The applicant will also be putting up a 6' tall screening fence around the cultivation area. Construction is anticipated to take 6 to 8 weeks. Construction will include between 4 and 8 daily trips, and equipment needed will include a tractor or skid loader, pickup trucks, several larger trucks for delivering the greenhouse materials, and gas-powered hand tools including wood chippers, chainsaws, weed eaters and heavy-duty brush mowers.

Post-Construction Operations
Once operational, the project would involve pick-ups and deliveries of cannabis and related materials daily, with peak traffic occurring during the harvest time in early fall. The facility would not be open to the public. Normal working hours would be Monday through Saturday 6:00 a.m. to 5:00 p.m. with flexible shifts and hours. It is anticipated that three employees would be required according to the Property Management Plan submitted for this project.

The outdoor cultivation season for the proposed cannabis cultivation operation would begin in early April and end around mid-November of each year. The growing medium proposed cultivation areas would be an amended native soil mixture, with composted soil and other vegetation waste compost generated on site added to the soil as an amendment. Imported soil amendments would include locally sourced oyster shell flour, gypsum, and soft rock phosphate. Outdoor cultivation would occur in full sunlight with no artificial lighting, and would utilize a drip irrigation system.

Organic wastes will be composted on site and stored in the designated compost shed until it is incorporated into the soils of the cultivation areas as a soil amendment. Cannabis waste would be minimized to the extent possible through grinding and mulching root balls, stocks, and stems, and would be stored in a secured cannabis waste container. Chemicals stored and used for cultivation operations include fertilizers/nutrients, pesticides, and cleaning products. All pesticides would be securely stored inside the proposed pesticide storage shed.

The Proposed Project would implement a security alarm system and be monitored by a 24-hour commercial alarm monitoring service. Cameras and motion censored-lights would be installed on the fence line to provide complete coverage of the perimeters. The video and motion detection system would be installed in a secure room with recording equipment and would allow remote access.

20. Surrounding Land Uses and Setting: Describe the project's surroundings:

- North, East and West: "A"-Agriculture zoned land. Lot sizes range from 10 acres to 80 acres. Most lots contain dwellings; about half contain traditional agricultural uses.
- South: "A" Agriculture and "RR" Rural Residentially-zoned lots ranging in size from 7 to 40 acres. Most are developed with dwellings and hobby farms / traditional agricultural uses.

21. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

- County of Lake
  - Lake County Community Development Department
  - Lake County Department of Public Works
  - Lake County Air Quality Management District
  - Lake County Sheriff Department
  - Lake County Water Resources Department
  - Lake County Public Services
  - Lake County Department of Environmental Health
- Kelseyville Fire Protection District
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- CalCannabis (Dept. of Food and Agriculture)

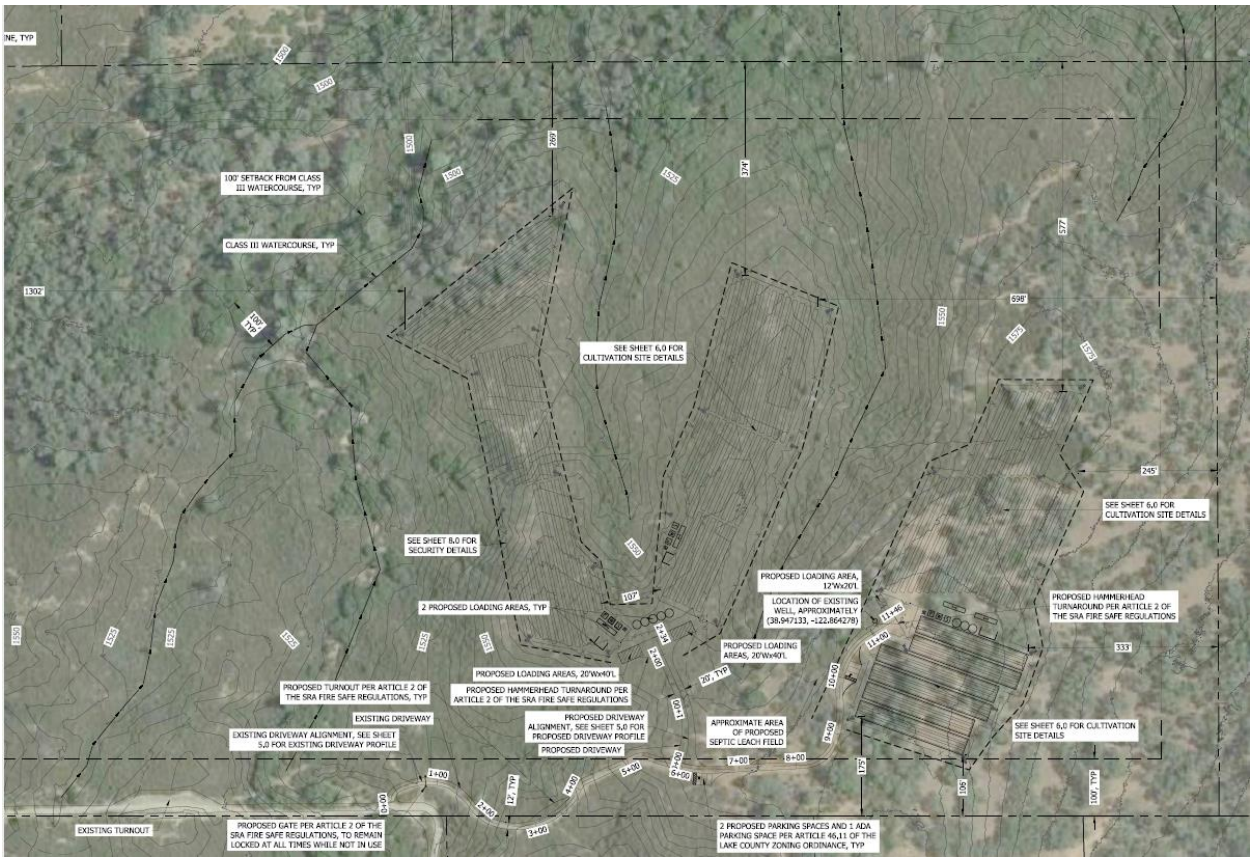
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs

22. 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.?

An "AB52 Notice" was sent to area tribes on January 28, 2022. This notice, which is required by Assembly Bill AB52, allowed culturally-affiliated tribes the opportunity to request a formal consultation with the County to discuss potential impacts on tribal resources associated with the project.

The Big Valley Tribe is the ancestral Tribe for this project.

Site Plan



Source: Site Plan submitted by Applicant on 12-1-2020

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact requiring mitigation to bring it to a less-than-significant level. A Mitigation Monitoring and Reporting Program, included as **Attachment 8**, ensures compliance with mitigation measures during project implementation.

☒ **Aesthetics**	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☒ **Air Quality**	☐ Hydrology / Water Quality	☐ Transportation
☒ **Biological Resources**	☐ Land Use / Planning	☒ **Tribal Cultural Resources**
☒ **Cultural Resources**	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☒ **Noise**	☐ Wildfire
☒ **Geology / Soils**	☐ Population / Housing	☒ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the lead Agency) - On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study prepared by:
Eric Porter, Associate Planner



Date: 1-31-2022

SIGNATURE

Mary Darby, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

KEY: 1 = POTENTIALLY SIGNIFICANT IMPACT
2 = LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION
3 = LESS THAN SIGNIFICANT IMPACT
4 = NO IMPACT

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*						
a) Have a substantial adverse effect on a scenic vista?		X			The project site is located off of Old Dirt Road, a private dirt road that serves several properties. The site is not near a Scenic Combining Area. Although the site is surrounded by thick vegetation and is generally screened from neighboring lots by the vegetation, the cultivation area is located in the eastern / center of the site, and will be visible through gaps in the perimeter vegetation. Screening of the greenhouses is therefore necessary, along with light mitigation measures for inside the greenhouses. **Mitigation measure:** **AES-1: Prior to greenhouse cultivation, the applicant shall use blackout screening in or on all greenhouses to prevent light from being visible from roads and neighboring dwellings.** **AES-2: Prior to greenhouse cultivation, the applicant shall install a 6' (or taller) screening fence around the greenhouse area. Any fence greater than 7' in height shall require a building permit.** **Less Than Significant with mitigation measures added**	1, 2, 3, 14
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			The southern portion of the property contains significant stands of blue oak trees The applicant has not stated whether any trees will be removed with this project. The site plan submitted appears to show approximately 30 oak trees of unknown size will need to be removed. The applicant will be required to provide a Tree Inventory that identifies the number(s) and type(s) of trees that will be removed, and to provide a 3:1 tree replacement including ongoing irrigation and maintaining the replacement trees in a healthy state. There are no rock outcroppings or historic buildings on the site. **Mitigation measure:** **AES-3: Within six (6) months of cultivation commencing, the applicant shall replace the estimated 30 oak trees that will be removed at a 3:1 ratio using trees that are native to Lake County. All replacement trees shall be irrigated, and shall be maintained in a healthy state for the life of the project.** **Less Than Significant Impact with mitigation measures added**	1, 2, 3, 14
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X			The project has some potential to create additional light or glare. Non-glare material shall be required to be used on the new greenhouse structures, and blackout film will be required to mitigate any light-related impacts to surrounding properties; this is a mitigation measure (AES-1). Prior to permit approval, the applicant will need to submit 'cut sheets' showing the wattage and placement of interior lighting. The applicant must adhere to the Lake County dark skies policy regarding outdoor and indoor lighting. **Less Than Significant Impact with mitigation measures added**	1, 2, 3, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light or glare. Non-glare material shall be required to be used on the new greenhouse structures, and blackout film will be required to mitigate any light-related impacts to surrounding properties; this is a mitigation measure (AES-1). Prior to permit approval, the applicant will need to submit 'cut sheets' showing the wattage and placement of interior lighting. The applicant must adhere to the Lake County dark skies policy regarding outdoor and indoor lighting. **Less Than Significant Impact with mitigation measure AES-1 added**	1, 2, 3, 14, 42
II. AGRICULTURE AND FORESTRY RESOURCES *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The Project Site is not located in a mapped High Value Farmland or Farmland Protection Area. There are some traditional crops being grown to the west of the subject site in what appears to be an older walnut orchard. The neighboring lot containing the walnut orchard can take access from the shared driveway on the subject site, and from another shared driveway located south of the subject site that connects with Wight Way. Because of the secondary access for the neighboring agricultural site, there do not appear to be conflicts with the proposed project and the neighboring lot regarding the continuation of crop production. **Less Than Significant Impact**	1, 2, 3, 4, 15, 18, 33
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The subject site and neighboring lots are not under Williamson Act contracts. **Less Than Significant Impact**	1, 2, 3, 4, 18, 15, 33
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The cultivation sites are not zoned forest land or timberland; the project will and not result in the rezoning of forest land or timberland. **No Impact**	1, 2, 3, 4, 18, 15
d) Result in the loss of forest land or conversion of forest land to non-forest use?			**X**		The proposed project would not result in the loss or conversion of forest land to a non-forest use. Minor trenching may occur to provide irrigation lines from the well to the cultivation area. However, no trees would be removed or disturbed as part of this process and the parcel is not zoned "forest land". **Less Than Significant Impact**	1, 2, 3, 4, 18, 15
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	No conversion of farm or forest land will occur as the result of this project. **No Impact**	1, 2, 3, 4, 18, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Odors generated by the plants have some potential to be significant to sensitive receptors given the lot sizes and development in this vicinity. There are two dwellings located approximately 800 feet from the cultivation area. The house to the south is generally located in the non-prevailing wind direction, which typically originates from the north / northwest and blows to the south / southeast. The other dwelling that is also located about 800 feet to the south is downwind from the prevailing wind direction. Odor control measures for outdoor cultivation sites are limited. The County has required the cultivator to plant fragrant plants such as lavender on portions of the outdoor cultivation sites; this will in part mask some of the odors produced by the cannabis plants during flowering season. There is some potential for dust to result from preparing the site for the six greenhouses proposed, and from drilling post holes for the fencing that will be installed. Implementation of mitigation measures below would further reduce air quality impacts to less than significant. **Less Than Significant with the following Mitigation Measures:** **<u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.** **<u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.** **<u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.** **<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.** **<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **<u>AQ-6</u>: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.**	1, 3, 32, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<u>AQ-7</u>: Prior to outdoor cultivation commencing, the applicant shall plant fragrant plants along the southern edge of the outdoor cultivation sites. Flagrant plants should bloom at approximately the same time as when the cannabis plants are ready to harvest. Fragrant plants shall be planted at no more than 2' intervals, and shall be maintained in a healthy state for the duration of the project. The site plan shall be revised to show the specific areas where these fragrant plants are to be planted, as well as the irrigation line locations necessary to water these plants.	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The Lake County Air Basin is designated as an attainment area for all applicable federal and state ambient air quality standards. Therefore, the Proposed Project would not generate emissions of any criteria air pollutant for which the project region is nonattainment. **Less Than Significant Impact**	1, 3, 32, 5
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The cultivation area is located about 800 feet from the two nearest houses. This separation distance is less than what is required as separation distance from youth-oriented activity centers, but greater than separation requirements between neighboring dwellings and cultivation areas as described in Lake County Zoning Ordinance, Article 27, part 27.11(at), which regulates commercial cannabis cultivation. The applicant shall be required to plant fragrant plants along the southern edge of the outdoor cultivation area per mitigation measure AQ-7. **Less Than Significant Impact with mitigation measures added**	1, 3, 32
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			There is some potential for dust to be impactful during site preparation, and for odors from the cannabis plants to migrate to neighboring lots. Mitigation measures have been added that address potential dust migration and odor masking during construction and over the life of the project. **Less Than Significant with mitigation measures added.**	
IV. BIOLOGICAL RESOURCES *Would the project:*						
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 Resource Assessment was prepared for the project by Natural Investigations Co., dated March 3, 2020. The field survey took place on February 24, 2020, and was conducted by Tim Nosal, M.S. The biologist identified the southeastern corner of the property as containing a Blue Oak woodland with a grassy understory. The northern portion of the study area (as opposed to the entire property) contains a mixed oak woodland with several species of oak trees. The Property Management Plan does not mention tree removal, however the site plans submitted clearly show all three cannabis cultivation areas as containing oak trees. A condition was added (AES-7) that requires a 3:1 replacement for the estimated 30 mature oak trees that would be removed by this project. The Assessment states the following: No critical habitat for any federally-listed species occurs within the Study Area. The CNDDB reported no special-status habitats within the Study Area. The CNDDB reported the following special-status habitats in a 5-mile radius outside of the Study Area: Clear Lake Drainage Resident Trout Stream; Clear Lake Drainage Cyprinid/Catostomid Stream; Clear Lake Drainage Seasonal Lakefish Spawning Stream; Northern Basalt Flow Vernal Pool and Northern Volcanic Ash Vernal Pool.	1, 2, 3, 4, 5, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Mitigation measures: **BIO-1: Prior to tree removal or any ground disturbance, a pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.** **If construction activities including tree removal or brush clearing occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities.** **BIO-2: If the total area of ground disturbance from installation of the cultivation operation is 1 acre or more, the Cultivator must enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).** **Less Than Significant Impact with Mitigation Measures Added**	
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			The site contains no mapped riparian habitats or other mapped sensitive natural communities identified on local or state plans or mapping programs available to Lake County, and none were observed within the Biological Assessment submitted. Two mitigation measures are nevertheless added to assure that ground disturbance, including tree and brush removal, will not impact any nesting areas that may be present but were unobserved during the original 2020 Biological Site Study. **Less Than Significant Impact with mitigation measure added**	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
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		There are no mapped wetlands on the site. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The cultivation areas will be fenced in to prevent animals from disturbing the cannabis crop. The fenced areas however are comparatively small, and are not located on any identified migratory corridors according to the Biological Assessment submitted to the County. There are no obvious conflicts with migratory wildlife associated with this project. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			The Proposed Project would not conflict with any local policies protecting biological resources. There are no significant biological resources present on the cultivation area site. It appears that up to 30 mature oak trees would be removed according to the site plan that is superimposed over an aerial photo of the site.	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Mitigation measure AES-3 addresses the tree removal and replacement that would be required if this land use permit is approved. **Less Than Significant Impact with mitigation measure AES-3 added**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the cultivation parcel. Therefore, the project would not conflict with an established or proposed conservation plan. **No Impact**	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resource evaluation was completed for the affected portions of APNs 011-004-14 and 40, the disturbed portions of the two parcels, by Flaherty Cultural Resource Services and dated March 16, 2020. The Cultural Evaluation covered approximately 20 acres of the 82 acre site. The results of the survey were negative; however the surveying archaeologist states that "the possibility of buried or obscured cultural resources does exist..." The Evaluation further states that "It is unlikely that human remains will be discovered during project construction. If, however, human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation. We also suggest that Section 15064.5 of the CEQA Guidelines be reviewed, as it details the legal procedure to follow in case of the accidental discovery of human remains during excavation or construction." Lake County is rich with Tribal heritage. There are eleven tribes that have interests within Lake County. The subject site is within the Big Valley Tribe's aboriginal territory. Notice was sent to the Big Valley Tribe, as well as to all other Lake County-based tribes, on January 28, 2022. At the time of this writing, the 30 day response period required by AB 52 is ongoing and will end on March 1, 2022. The County routinely places mitigation measures related to Cultural and Tribal resources into Initial Studies whenever any site disturbance is to occur with a project; this is due to the significant Tribal presence that is within much of Lake County. Therefore the following mitigation measures are added: **Mitigation Measures:** **CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), and the culturally-affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the Lake they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.** **CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally-affiliated Tribe shall immediately be notified; alicensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.**	1, 2, 3, 6, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant with mitigation measures added	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			The project has some potential to adversely impact approximately three acres of on-site land. **Less Than Significant with Mitigation Incorporated**	1, 2, 3, 6, 19, 20
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Based on the Cultural Evaluation, it appears unlikely that the site contains burial grounds. Mitigation measures CUL-1 and CUL-2 require the applicant to notify the archaeologist, the County, and the culturally-affiliated tribe if any potentially significant artifacts or relics are uncovered during site disturbance. In the event that human remains are discovered, the applicant must contact all three of these entities, as well as the Lake County Sheriff's Department. **Less Than Significant with Mitigation Measures Incorporated**	1, 2, 3, 6, 19, 20
VI. ENERGY *Would the project:*						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		Construction of the proposed project would require some on-grid power for the greenhouse lighting, and for running the security system and well pump. The applicant has provided data on the types of light fixtures that would be used inside the greenhouses; these include a light bulb fixture that uses 40% less energy than traditional light fixtures. The applicant has provided energy demand calculations within the Property Management Plan. The energy calculations show the daily demand as being 188790 watts per day. This roughly translates to a new demand of 400 amps. A typical dwelling requires a 200 amp service, and two dwellings would be allowed on the 82 acre site. Therefore a 400 amp services is reasonable for the cultivation activity. There are no power grid issues in the proximity of the subject site. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 24, 34, 35
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project is not required to provide renewable energy, which is not a requirement in California until 2024 for projects of this type. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 24, 34, 35
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines			X		<u>Earthquake Faults</u> Although the cultivation sites are located in an area that may be subject to seismic ground shaking in the future, there are no mapped surface faults on the property that would have the potential to rupture. The nearest mapped fault is located about 1-1/2 miles to the east of the subject site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction</u> Faults exist throughout the County; therefore, there will always be the potential for seismic ground shaking. However, the Project Site does not contain any mapped unstable soils. It is unlikely that ground failure or liquefaction would occur on the two cultivation sites in the future given the relatively flat terrain on both cultivation areas. <u>Landslides</u>	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 16, 18, 24, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					Due to low slopes and relatively stable soils on the cultivation sites, the two cultivation areas would not be significantly prone to landslides and would not result in an increased risk of landslides. **Less Than Significant Impact**	
b) Result in substantial soil erosion or the loss of topsoil?			X		Soils on the site's cultivation areas are classified as Type 107, Bally-Phipps complex, 15 to 30 percent slopes. The USGS Soil Study for Lake County indicates that this soil type is characterized by 'active geologic erosion'. This soil type is also characterized by slow permeability; rapid surface runoff, and a severe hazard for erosion. The applicant has provided an Erosion Control plan that addresses erosion mitigation (sheet 8). Given the relatively flat slope and the mitigation measures proposed by the applicant, the impacts of this subcategory are less than significant. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13, 16, 18, 24
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		This soil type is inherently unstable. The outdoor cultivation areas would be minimally impacted by the erosive characteristics of this soil. The greenhouses must be placed on a portion of the property that is flat, however the portion of the site that the applicant seeks to place the greenhouses already has slopes that are less than 10% and are relatively flat. Based on the lack of slope on the lot, and based on the erosion control plans submitted, this subcategory is 'less than significant.' **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The soils within the cultivation site has moderate shrink-swell potential. The pads for the greenhouses will be leveled prior to construction, and the greenhouses are engineered for durability, having steel sides and roof structures. The greenhouses are the only buildings that are to be occupied and used for cannabis cultivation; these buildings do not pose any threat to life or property. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24
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		No new septic systems are proposed or needed. The applicant has stated that portable restrooms (ADA compliant) will be brought onto the property for use by employees, and that no new restroom facilities (permanent) are being proposed. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The Cultural Assessment of the cultivation area (and beyond) yielded no findings of significance. There are no historic structures or other resources on the site that were observed during the site survey. It is unlikely that any unique paleontological resources exist on the site. **Less Than Significant Impact**	1, 2, 3, 6, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		Lake County has no maximum thresholds for greenhouse gas emissions. With cannabis cultivation projects, greenhouse gasses are created during construction and during peak harvest season. The construction of this project will take place over an estimated six to eight weeks, and would primarily involve preparing the greenhouse pads, building the greenhouses, building two small sheds, drilling fence post-holes, installing a fence, and installing security cameras. Estimated vehicle trips during construction are between four and eight daily trips. No vehicles will be idling on site during construction. Levels of greenhouse gasses emanating from outdoor portion of the cannabis cultivation are not yet well studied. The applicant submitted the following by email on January 25, 2022 regarding potential greenhouse gasses: "The potential for carbon payments has special interest for farmers growing hemp, which reportedly (consumes) carbon (dioxide) at a rate of 6 tons per acre, according to the European Industrial Hemp Association, and can play a key role in regenerative farming and soil remediation." "For biomass carbon inventories of 750 t/ha and typical yields (5000 kg/ha) (UNODC, 2009), associated biomass-related CO2 emissions would be on the order of 150 kg CO2/kg Cannabis (for only one harvest per location), or 3% of that associated with indoor production. These sites typically host on the order of 10,000 plants, although the number can go much higher (Mallery, 2011)." Based on a total cultivation area of 130,360 sq. ft. of potential plants, and based on an estimate of 500 plants per acre, it is probable that a total of 1,500 cannabis plants could be planted. The total estimated CO2 output for 1,500 plants grown outdoors is 30 kg/year. The estimated CO2 output for the greenhouse cultivations are approximately the same, since greenhouse cultivation activities generate about 2 to 3 times more CO2 than outdoor cultivation activities. The applicant proposes 22,000 sq. ft. of greenhouse cultivation area, which will consist of about 250 plants based on the recognized average of 500 mature plants per acre. Source: University of California, Berkeley; 2018 Cannabis Study. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 34, 35
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). The applicant's submittal indicates that projected emissions would be below the BAAQMD numeric threshold, and therefore the project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 24, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the cultivation of commercial cannabis, such as fertilizers, pesticides and cleaning solvents, could be considered hazardous if improperly stored or disposed of. However, all fertilizers, pesticides, and other hazardous materials would to be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within lockable sheds. Cannabis waste will be mulched or composted; solid waste is not expected from cannabis vegetative material. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which 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. This is a standard condition of approval for all commercial cannabis cultivation projects. **Less Than Significant Impact**	1, 2, 3, 6, 8, 9, 10, 12, 21
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		All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within the agricultural building. The cultivation sites are not located within a flood zone or inundation area, nor is it in area mapped as being prone to earthquakes or landslides. **Less Than Significant Impact**	1, 2, 3, 6, 8, 9, 10, 12, 13, 21, 27
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		The cultivation sites are located in a rural area and are not located within one-quarter mile of an existing or proposed school. **Less Than Significant Impact**	1, 2, 3, 6, 8, 9, 10, 12, 13, 21, 27
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The Project Site is not listed as a site containing hazardous materials in the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database. **No Impact**	1, 2, 3, 25, 26
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip. **No Impact**	1, 2, 3
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		No changes to the existing road network are proposed, nor do any appear to be needed. The site accesses Old Dirt Road, a private shared driveway that already exists. The driveway on site will need to be brought up to CalFire private road standards; this is a standard condition of approval for all commercial cannabis sites in Lake County. A site visit to confirm will occur prior to any cultivation activities being undertaken, and is a standard condition of approval for commercial cannabis cultivation projects. **Less Than Significant Impact**	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The Project Site is located within a High Fire Hazard Severity Zone in a State Responsibility Area. The project will result in three areas that will have new plant materials added (cannabis), and will need to be cleared of fuel load. The addition of new cannabis plants on site may in part exacerbate the potential for new fuels to be introduced onto the site, however the applicant is proposing 2,500 gallon water tanks that can be used in part for fire suppression in the event of a fire occurring on site. **Less Than Significant Impact**	1, 2, 3, 6, 8, 9, 10, 12, 16, 17, 21,
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		A Hydrology Report, prepared by North Bay Civil Consulting and dated November 9, 2021 was submitted for this application. The Hydrology Report indicates that the cultivation area is four acres; in fact, the outdoor cultivation portion is 130,360 sq. ft. in size (3 acres), and the mixed light (greenhouse) portion of the cultivation is ½ acre in size. The Hydrology Report actually evaluates more cultivation area than is actually being proposed. The Report estimates 6 gallons per day per plant, which is consistent with other usage estimates for outdoor cultivation (greenhouse cultivation uses slightly less per-day gallons). The Report estimates that each acre of plants consists of 500 plants; this is also consistent with various reports that have been prepared regarding cannabis cultivation. Using the four acre cultivation area with each acre containing 500 plants using 6 gallons of water per plant per day, the Report projects that projected daily use will be 12,000 gallons during the peak usage months. The annual water usage estimate is 4.4 acre-feet, with one acre foot equaling 315,870 gallons. Annual water usage is estimated to be 1,376,628 gallons. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 18, 24
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		A Hydrology Report, prepared by North Bay Civil Consulting and dated November 9, 2021 was submitted for this application. The Hydrology Report indicates that the cultivation area is four acres; in fact, the outdoor cultivation portion is 130,360 sq. ft. in size (3 acres), and the mixed light (greenhouse) portion of the cultivation is ½ acre in size. The Hydrology Report actually evaluates more cultivation area than is actually being proposed. **PROJECTED WATER USAGE.** The Report estimates 6 gallons per day per plant, which is consistent with other usage estimates for outdoor cultivation (greenhouse cultivation uses slightly less per-day gallons). The Report estimates that each acre of plants consists of 500 plants; this is also consistent with various reports that have been prepared regarding cannabis cultivation. Using the four acre cultivation area with each acre containing 500 plants using 6 gallons of water per plant per day, the Report projects that projected daily use will be 12,000 gallons during the peak usage months. The annual water usage estimate is 4.4 acre-feet, with one acre foot equaling 315,870 gallons. Annual water usage is estimated to be 1,376,628 gallons. **WATER SOURCE AND SUPPLY.** The site will rely on one permitted / existing groundwater well. A well test (undated) was performed on this well; the test lasted for four hours. The well had a consistent output of 15 gallons per minute, and the water level in the well dropped by 10 feet during the four hour test. The Hydrology Report indicated that the well is capable of producing 24.2 acre feet-per-year, or about 82% more than the projected water use for the	1, 2, 3, 4, 6, 8, 9, 10,18, 22, 23, 43

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					cannabis cultivation activity would require. The Report also estimates that the well could produce about double the output if a larger pump were to be installed. The Report indicates that 15,000 gallons of water storage will occur within six 2,500 gallon tanks. **AQUIFER/GROUNDWATER RECHARGE** The site is located within the Big Valley Groundwater Basin. Groundwater within this basin is primarily derived from rain that falls within a 38 square mile Big Valley Watershed drainage area. The Big Valley Watershed Basin is not identified as an overdrafted aquifer. Based on the 38 square mile rainfall area that recharges the aquifer (5,729 acres), and using the annual rainfall averages of 31.4 inches during non-drought years, and 7.47 inches during drought years, the total annual recharge rates are 1,295 acre-feet during non-drought years, and 1044 acre-feet during drought years. The total estimated storage capacity of the Big Valley Water Basin is 105,000 acre-feet, with a usable capacity of 60,000 acre-feet. The project's water demand is estimated to be 4.4 to 6.7 acre-feet per year, representing 0.42% to 0.53% of annual recharge rates. The Report concludes that this project will have little or no cumulative impact on the agricultural water demand for the Big Valley Water Basin. **Less Than Significant Impact**	
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 that would: i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?			X		There is a seasonal stream channel located about 200 feet from the edge of the cultivation area. The Hydrology Report and submitted materials indicate that the cultivation activity would not impact this seasonal drainage channel based on topography, stormwater management plans and cultivation site layout. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 18, 24
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project is not located within a mapped flood plain, tsunami or seiche zoned area. **No Impact**	1, 2, 3, 4, 6, 8, 9, 10, 12, 16, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The Lake County Watershed Protection District has adopted the Big Valley Groundwater Management Plan (1999) and the Lake County Groundwater Management Plan (2006). There are no thresholds in the County for groundwater depletion, however, the Hydrology Report calculates aquifer draw, recharge and overall potential for water table depletion due to this project, and has concluded that the project will not deplete the aquifer. There are no water quality control plans in place for the Big Valley water basin. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 9, 10, 18, 22, 23, 24
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterials streets, and railroad lines. The project would not physically divide an established community. No impact would occur. **No Impact**	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is located within the Cobb Mountain Area Plan and designated as Agriculture in the Lake County General Plan. The parcel is zoned "A-WW" Agriculture – Waterway. The project has not yet been evaluated for consistency with the General Plan or applicable Zoning Ordinance sections, however the sites are not located in a mapped Exclusion Area or Farmland Protection area, and commercial cannabis is allowed in the "A" Agriculture zoning district if the project meets all applicable standards and criteria, and can be approved through a major use permit. **Less Than Significant Impact**	1, 2, 3, 4, 6, 7, 16
XII. MINERAL RESOURCES *Would the project:*						
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 Lake County Aggregate Resource Management Plan does not identify a source of minerals on the project site. **No Impact**	1, 2, 3, 16, 28, 29
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	Neither the County of Lake's General Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. **No Impact**	1, 2, 3, 16, 28, 29
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Construction on the cultivation site may result in short-term increases in the ambient noise environment. Operational activities may result in a slight increase in the ambient noise environment (e.g. truck trips, air filtration systems). The application materials submitted indicate that a tractor would be needed to prepare the site. Construction- and non-construction noise-related mitigation measures are typically added for any site disturbance related to commercial cannabis site preparation and ongoing activities. Therefore, **Mitigation Measures NOI-1** through **NO-3** would ensure that the project adheres to all requirements and standards outlined in the Lake County Zoning Ordinance Section 21-41.11 during and after site preparation and construction.	1, 2, 3, 4, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Mitigation Measures: **NOI-1: The 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 at the property lines** **NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.** **NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines.** **Less Than Significant with Mitigation Incorporated**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to construction and the low level of truck traffic during construction and deliveries would create a minimal amount of groundborne vibration. The project would be required to adhere to all local noise requirements related to construction and post-construction activities. **Less Than Significant Impact**	1, 2, 3, 4, 6
c) For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?				X	The site is not located within two miles of a public airport or private airstrip. **No Impact**	
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth. **No Impact**	1, 2, 3, 6, 16
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the project. **No Impact**	1, 2, 3, 6, 16
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,			X		The project does not involve new or altered government facilities, and will not increase demand for police or fire protection. The water impacts were evaluated in the Hydrology portion of this report. Power demands can be met using on-grid power. The applicants are not proposing a new septic system the applicant is	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					proposing the use of portable restrooms that would be maintained on a regular basis. **Less Than Significant Impact**	
XVI. RECREATION *Would the project:*						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project does not include components that would have any significant impacts on existing parks or other recreational facilities. **No Impact**	
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	The project does not include recreational facilities and would not require the construction or expansion of recreation facilities. **No Impact**	
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?		X			Access to the project sites would be taken from Old Dirt Road, a shared gravel driveway that leads into the site. The interior driveway needs to meet CalFire driveway standards (Public Resource Codes (PRC) 4290 and 4291); this is a standard condition of approval for all commercial cannabis cultivation activities. Verification of this will be a mitigation measure and condition of approval prior to the start of cultivation. The mitigation measure / condition of approval regarding the interior driveway is as follows: **TRANS-1: Prior to cultivation, the applicant shall improve the interior driveway in a manner that complies with Public Resource Code sections PRC 4290 and 4291. This includes, but is not limited to, surface material, road slope, road width, turnouts, vertical clearance. The applicant shall contact the Lake County Building Department to schedule a 4290 and 4291 inspection prior to any cultivation activity occurring on the site.** **Less Than Significant Impact with mitigation measure added**	1, 2, 3, 6
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		The Office of Planning and Research (OPR) Technical Advisory contains screening thresholds for land use projects and suggests lead agencies may screen out vehicle miles travelled (VMT) impacts using project size, maps, and transit availability. For small land use projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan,	1, 2, 3, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					and projects that generate or attract fewer than 110 trips per day generally, may be assumed to cause a less-than significant impact. As described above, the project would likely generate a maximum of 20 trips per day during peak harvest season – this assumes 5 employees arriving in the morning; leaving for lunch, returning, then leaving at the end of the work day. Because the total daily projected trips are below the 110-trip screening threshold for VMT impacts contained in the OPR Technical Advisory, the project can be assumed to cause a less-than-significant transportation impact related to vehicle miles traveled. **Less Than Significant Impact**	
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project. **No Impact**	1, 2, 3, 6
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			This project does not include modification to the existing public roadways or design features that would increase hazards. The applicant is however required to improve the interior driveway and arrange an inspection prior to the start of cultivation so that the County can verify that the driveway has been brought up to PRC 4290 and 4291 driveway standards. **Less Than Significant Impact with mitigation measure TRANS-1 added**	1, 2, 3, 6
e) Result in inadequate emergency access?			X		The project will require the interior driveway to be in compliance with CalFire driveway standards, and as such, will bring the internal road to CalFire driveway standards within the subject lot. **Less Than Significant Impact**	
XVIII. TRIBAL CULTURAL RESOURCES *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:*						
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		The Cultural Assessment yielded no significant finds during the 2020 site evaluation. The surveying Archaeologist surmised that the site is very unlikely to contain any items, relics, artifacts or remains that might be of significance. Therefore the site is not a candidate to be placed on a Registry of Historic Places. **Less Than Significant Impact**	1, 2, 3, 6, 19, 20
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			The site is unlikely to contain any significant relics, artifacts, items or human remains according to the Cultural Assessment undertaken for the site in 2020. **Less Than Significant Impact**	1, 2, 3, 6, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
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		Electric power can be provided by available on-grid power. The applicant has indicated that they plan to install solar power by year 2025, however no solar panels are shown on the plans submitted, so the County assumes that on-grid power will be the primary power source. Water was evaluated through the Hydrology Report that was discussed previously; no water issues are stated in the Report. No telecommunication systems are impacted or proposed. Stormwater drainage is addressed in the studies provided to the County for this project. No new wastewater treatment facilities are needed. **Less Than Significant Impact**	1, 3, 6
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The Hydrology Report submitted shows that there is adequate aquifer recharge during drought- and non-drought years to support this project. **Less Than Significant Impact**	1, 3, 6
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The project does not require any additional wastewater treatment. An ADA portable toilet would be available on site according to the applicant's submitted materials. **No Impact**	6
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		Lake County solid waste provider has capacity for at least four more years of solid waste capacity before needing to expand their facilities according to the Public Services Director. **Less Than Significant Impact**	1, 3, 6, 31
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?					There is adequate solid waste capacity in the Lake County solid waste facility to accommodate this project. **Less Than Significant Impact**	
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		There is adequate solid waste capacity in the Lake County solid waste facility to accommodate this project. Commercial cannabis cultivation projects typically generate between 200 and 400 pounds of solid waste per year, and there are no capacity issues associated with the landfill for Lake County. **Less Than Significant Impact**	1, 3, 6, 31
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Impair an adopted emergency response plan or emergency evacuation plan?		X			No changes to the private shared accessway (Old Dirt Road) serving the site are proposed. Upgrades to the interior driveway are required to enable the driveway to meet PRC 4290 and 4291 driveway standards. **Less Than Significant Impact with mitigation measure TRANS-1 added.**	1, 2, 3, 6, 12, 16, 17, 18, 24, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant			X		The Project Site is located within a High Fire Hazard Severity Zone in a State Responsibility Area. The applicant will have six 2,500 gallon water tanks on site for fire-suppression purposes. **Less Than Significant Impact**	1, 2, 3, 6, 12, 16, 17, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
concentrations from a wildfire or the uncontrolled spread of a wildfire?						
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The two cultivation areas would require some brush removal, but would also introduce cannabis plants into the area. The applicant will however bring six 2,500 gallon water tanks onto the site that can be used for fire suppression if needed. **Less Than Significant Impact**	1, 2, 3, 6, 12, 16, 17, 18, 24
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 cultivation areas are relatively flat. This project would not increase the risk of people residing or working downslope from the cultivation sites due to the terrain. **Less Than Significant Impact**	1, 2, 3, 6, 12, 16, 17, 18, 24
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As discussed in the previous sections, the Proposed Project could potentially have significant environmental effects with respect to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, Transportation and Wildfire. However, the impacts of the project can be reduced to a less than significant level with the implementation of the mitigation measures identified in the sections. **Less Than Significant with Mitigation Measures Incorporated**	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			Cumulative impacts for each resource area have been considered within the analysis of each resource area. When appropriate, mitigation measures have been provided to reduce all potential impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, Transportation and Wildfire to less-than-significant levels. **Less Than Significant with Mitigation Measures Incorporated**	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The potential direct environmental effects of the Proposed Project have been considered within the discussion of each environmental resource area in the previous sections. When appropriate, mitigation measures have been provided to reduce all potential impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Noise, Transportation and Wildfire to less-than-significant levels. **Less Than Significant with Mitigation Measures Incorporated**	ALL

* Impact Categories defined by CEQA

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