



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

July 27, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 21-05

1. **Project Title:** RS Greenery, LLC
2. **Permit Numbers:** Major Use Permit (UP 21-05)
Early Activation (EA 21-05)
Initial Study (IS 21-05)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453
4. **Contact Person:** Andrew Amelung
County of Lake – Community Development
Department – Planning Division
(707) 264-2221
5. **Project Location(s):** 6233 Eickhoff Road, Lakeport, CA 95453
APNs: 003-046-02 and 003-046-78
6. **Project Sponsor's Name/Address:** RS Greenery, LLC
PO Box 41
Lower Lake, CA 95457
7. **Property Owner(s) Name/Address:** KMHR Trust
1007 BW College Ave. #152
Santa Rosa, CA 95401
8. **Zoning Designations:** "RL-WW" Rural Lands – Waterway
9. **General Plan Designation:** Rural Lands
10. **Supervisor District:** District Four (4)
11. **Slope:** The area where the cannabis cultivation will occur
has an average cross slope of less than 10%.
12. **Fire Hazard Severity Zone:** SRA – Very High Fire Severity Zone

- 13. Earthquake Fault Zone:** Not within a fault zone
- 14. Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone
- 15. Flood Zone:** The parcels are not located within a known flood zone.
- 16. Waste Management:** Permitted On-site Waste Management System (Septic)
- 17. Water Access:** Permitted Existing on-site well
- 18. 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 project parcels are composed of two (2) parcels totaling approximately +/- 80 acres (Lake County APNs 003-046-02 & 78), both of which are owned by the KMHR Trust. The Trustee of the KMHR Trust has given applicant [RS Greenery, LLC (RSG)] permission to establish the commercial cannabis cultivation operation, once the appropriate permits and licenses have been obtained.

APPLICANTS REQUEST:

The applicant is requesting approval of a Major Use Permit, Early Activation (EA) of Use and an Initial Study (CEQA) to allow an Outdoor Commercial Cannabis Cultivation Operation located on the above parcels.

The operation is composed of two (2) A-Type 3 Medium Outdoor Cultivation/Canopy areas, with a total combined cultivation/canopy area of 84,848 ft²; and a Type 13 Distributor Transport Only, Self-Distribution licenses (*which allows the transportation of cannabis from their operation site to a licensed cannabis distribution and manufacturing facilities throughout the State of California*).

Early Activation (EA) of Use Operation:

The applicant is requesting approval of Early Activation (EA) of Use Permit to allow 84,848 ft² cultivation/canopy area.

Total Cultivation Area:

The total cultivation area of the proposed cannabis cultivation operation (as defined in Chapter 21, Article 27 of the Lake County Code), including the combined cultivation/canopy areas, two (2) - 160 ft² metal shipping/storage containers (proposed Harvest Storage Areas), and two (2) - 120 ft² wooden sheds (proposed Pesticide & Agricultural Chemicals Storage Area and Security Center) is 85,408 ft².

SCREENING AND SOIL MIXTURE:

All cultivation area's will be enclosed and secured with a six-foot tall galvanized woven wire fences, covered with privacy screen/mesh to screen the cultivation/canopy areas from public view.

The growing medium of the proposed outdoor cultivation/canopy area(s) will be potting soil in above ground fabric pots, with drip irrigation systems covered in white plastic mulch (to conserve water resources).

ACCESS/DRIVEWAY & PARKING:

The project parcels are located approximately two miles west of the City of Lakeport, on the southern slopes of Poe Mountain, and is accessed via a shared private gravel and native soil surfaced access road off of Eickhoff Road.

Metal gates control access to the private gravel and native soil surfaced access road and the Project Property from Eickhoff Road.

All existing roadways within the project area will adhere to all Federal, State and local agency requirements.

TRANSPORTATION OF CANNABIS

All cannabis cultivated on-site will be harvested and dried within temporary drying facilities (proposed Harvest Storage & Staging Areas), then transported to State of California-licensed processing and manufacturing facilities for processing and/or extraction.

Prior to being transported offsite, each cannabis plant will be weighed, and its weight will be recorded in the California Cannabis Track-and-Trace System.

The operation will adhere to all reporting requirements of the California Cannabis Track-and-Trace System (at all times). All cannabis activities will be recorded, including transfers and movements.

All access roads and parking areas are/will be graveled with an all-weather surface to prevent the generation of fugitive dust, and vegetative ground cover will be preserved. All roads will be routinely maintained as necessary.

The operation will use Best Management Practices (BMPs) in accordance with all Federal, State and local agencies requirements, including Chapter 29 and 30 of the Lake County Muni Code. All BMPs will be routinely maintained for the life of the project.

PROJECTED WATER USAGE:

The project parcels have been enrolled for coverage under and maintained compliance with the State Water Resources Control Board's Cannabis General Order since October 30th, 2020, and will continue to comply with all requirements of the Cannabis General Order to protect water resources.

This Water Use Management Plan (WUMP) is designed to conserve Lake County's Water Resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices.

Surface Water:

The project parcels are not located within any of the Groundwater Management Plan Areas/Basins outlined in the 2006 Lake County Groundwater Management Plan.

Ground Water and Irrigation

All water for the proposed cultivation operation will come from the existing on-site groundwater well located at Latitude 39.1728° and Longitude -122.94968°. A groundwater well was drilled on the project parcels in August of 2018, through "brown rocky soil", shale, and sandstone, to a depth

of 140 feet below ground surface (please see attached Well Completion Report). The groundwater well had an estimated yield of 50 gallons per minute at the time it was drilled. A recent pump test of the groundwater well concluded that it can produce at least 15.5 gallons per minute.

According to the CalCannabis Cultivation Licensing Program's Final Programmatic Environmental Impact Report (PEIR):

- “According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was 27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4 acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year's entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year.”

The operations cultivation practices are similar to a commercial tomato or hops production, with an estimated water use requirement of up to 25 inches per year.

- The total proposed cannabis canopy area is 84,848 ft², with an expected total annual water use requirement of up to 4.1 acre-feet or 1,336,000 gallons.
- The cultivation season for the proposed outdoor cannabis cultivation operation begins in May and ends in November of each year.
- The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet.

May	June	July	Aug	Sept	Oct	Nov
97,760 Gal.	162,930 Gal.	228,100 Gal.	260,680 Gal.	260,680 Gal.	260,680 Gal.	65,170 Gal.
0.3 Ac.Ft	0.5 Ac.Ft	0.7 Ac.Ft	0.8 Ac.Ft	0.8 Ac.Ft	0.8 Ac.Ft	0.2 Ac.Ft

The operation will install four (4) - 5,000-gallon heavy-duty plastic water storage tanks on the project parcels to provide additional stored water for irrigation purposes/uses. One of the 5,000-gallon heavy-duty plastic water storage tanks will be equipped with 2 ½” brass male fire connects and a pressure gauge for emergency fire use.

The operation may develop additional water storage on the project parcels should it be needed to support the irrigation and fire suppression needs of the proposed cultivation operation.

The water storage tanks will be equipped with float valves to shut off the flow of water from the well and prevent the overflow and runoff of irrigation water when full. HDPE water supply lines will feed irrigation water from the water storage tanks to the irrigation systems of the proposed cultivation areas.

The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7.

The operation will maintain daily water meter readings records for a minimum of five (5) years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. The irrigation systems of the proposed cultivation areas will be composed of PVC piping, black poly tubing, and drip tapes/lines.

Water Resource Protection:

The operation will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges.

Access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation.

Each year, prior to March 1st, an *Annual Monitoring Report* will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The applicant will maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating.

Water Availability Analysis:

All water will be provided to the proposed cultivation operation from an existing on-site groundwater well located at Latitude 39.1728° and Longitude -122.94968°. A pump test of the groundwater well, conducted on December 18th, 2020, concluded that it can produce at least 15.5 gallons per minute. The operations peak anticipated daily demand for water is ~8,690 gallons per day, which equates to a need for the well to produce approximately 6 gallons per minute over a 24-hour period. There is no doubt that the existing on-site groundwater well, with the four proposed 5,000-gallon water storage tanks, will be able to supply enough water for the proposed cultivation operation on the hottest driest days in the latest part of the summer when irrigation water is needed most.

Water Conservation:

Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources:

- Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.
- Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.
- Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).

- Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas.
- Install float valves on all water storage tanks to keep them from overflowing onto the ground.

Monitoring and Reporting:

An NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter, and water level meter equipped with data logging capabilities, will be installed on the existing water supply groundwater well prior to cultivation. In-line water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks of the cultivation operation.

Staff will record daily water meter readings, and will maintain those records on-site for a minimum of five years. The operation will make those records available to Water Boards, CDFW, and Lake County staff upon request.

PESTICIDES/FERTILIZERS & HAZARDOUS MATERIALS:

All chemicals will be stored and used at/by the cultivation operation to include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area.

Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used on-site. No effluent is expected to be produced by the proposed cultivation operation.

Personnel will be trained on how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel will be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they're using/preparing. PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.

PROJECTED WASTE

The types of solid waste that will be generated from the cultivation operation include but are not limited to gardening materials and waste (such as used plastic mulch and spent plastic fertilizer/pesticide bags and bottles) and general waste from staff/personnel.

All cannabis waste generated from the proposed cultivation operation will be chipped and composted on-site. Composted cannabis waste will be stored in the designated composting area,

until it is incorporated into the soilless growing medium of the cultivation areas, as an organic soil amendment.

All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy area(s). At no time will the bins be filled to a point that their lids cannot fit securely.

The operation will transport all waste to the closest Lake County Integrated Waste Management Facility. Most, if not all, of the solid waste and recyclables generated by commercial cannabis cultivation operation can and will be deposited there. All generated waste materials will be processed and stored in accordance to all Federal, State and local agency requirements.

SITE MAINTENANCE & STORM WATER/RUN-OFF CONTROL MEASURES:

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately.

All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or seasonal waterway. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for the life of the project.

Any refuse which poses a risk for contamination or personal injury will be disposed of immediately.

SECURITY MANAGEMENT PLAN

The operation will establish and maintain a minimum of 100 feet of defensible space (vegetation management) around the cultivation areas and associated facilities for fire protection and to provide for visibility and security monitoring.

All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky.

Personnel will be instructed to notify managerial staff immediately if/when suspicious activity is detected. The operations managerial staff will investigate the suspicious activity for potential threats, issues, or concerns. If a threat is detected, the managerial staff will contact the Lake County Sheriff's Office immediately.

When a visitor arrives (if applicable) at the proposed cultivation operation via the main entrance during core operating/business hours, they will be immediately greeted by a member of operations managerial staff. The staff member will verify the visitor's identification and appropriate documentation/credentials. They will then be assigned an escort to show the visitor to the appropriate area(s), in accordance to their approved itinerary. No visitors will ever be left unattended.

The operation will use a color capable closed-circuit television (CCTV) system with a minimum camera resolution of 1080p at a minimum of 30 frames per second to record activity in all sensitive areas. All cameras will be equipped with motion sensing technology to activate the cameras when

motion is detected, and all cameras (exterior and interior) will be waterproof. The CCTV system will feed into a Monitoring and Recording Station inside the Security Center (proposed wooden building), where video from the CCTV system will be digitally recorded. Video recordings will display the current date and time, and all recordings will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape. Video management software of the Monitoring and Recording Station will be capable of supporting remote access, and will be equipped with a failure notification system that immediately notifies the managerial staff of any interruptions or failures. All sensitive areas covered by the video surveillance system will have adequate lighting to illuminate the camera's field of vision. Proposed camera placements can be found on the accompanying Security Site Plan. Areas that will be covered by the CCTV system include:

- Interior and exterior of all entryways and exits to the proposed cultivation areas.
- Perimeter of the proposed cultivation areas.
- The interior and exterior of the entryway/exit to the Security Center.

All personnel will be required to undergo a criminal background check with the Lake County Sheriff's Office. Visitors and personnel will be required to sign-in and sign-out each day, and record the areas in which they worked and the tasks they were assigned.

A track-and-trace system administrator will supervise all tasks with high potential for diversion/theft, and will document which personnel took part in the task(s). In the event of any diversion/theft, law enforcement and the appropriate licensing authority will be notified within 24 hours of discovery.

A Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The operation will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The operation encourages neighboring residents to contact the Community Liaison/Emergency Contact to resolve any problems before contacting County Officials.

When a complaint is received, the Community Liaison/Emergency Contact will document the complainant and the reason for the complaint, then take action to resolve the issue (see the Odor Response Program in the Air Quality section of this Property Management Plan for odor related complaints/issues). A tally and summary of complaints/issues will be provided in the Annual Performance Review Report.

All cannabis areas will be secured within a six (6) foot tall fences with privacy mesh to screen it from public view. All gates will be secured with heavy duty chains and commercial grade padlocks. Only the Comstock Family (landowner) and managerial staff will be able to unlock the gates of the project parcels.

SIGNING & BUILDING NUMBERING:

All addresses will be displayed on each end of all access/driveways. All addresses will be reflectorized, of a contrasting color (to the color of the metal rectangle), and will adhere to all Federal, State and local agency requirements.

HOURS OF OPERATION:

The operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present.

Number of Shifts and Employees:

- Non-Harvest Season: Two (2) shifts with up to +/- 2-3 employees during peak shift.
- Harvest Season: Three (3) shifts with up to 3-4 employees during peak shift.

The applicant anticipates to generate the following trips (daily trips, delivery/pick-up, miscellaneous, etc.):

- Anticipated Trips during Non-Harvest Season is 8-16 trips per day
- Anticipated Trips during Harvest season 16-24 trips per day
- 1-2 deliveries/pickups per week from April 1st through November 15th
- Approximately +/- 2 miscellaneous trips per week.

All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. Personnel will have access to the portable restroom facilities at all times when on-site, and those restroom facilities will be established in a location that is at least 100 feet from any surface water body, and serviced regularly.

PLANTING TIMELINE SCHEDULE AND PERSONNEL

If the applicant is able to obtain Early Activation of Use Permit for the 84,848 ft² of outdoor cultivation/canopy area planned under Phase I prior to April 1st, 2021. The operation then they will begin preparing for planting on as soon as possible (after the appropriate State Cultivation Licenses have been obtained). The operation will not hire any employees for the proposed cultivation operation until a letter of local authorization has been granted, allowing the operation to apply for State-issued cultivation licenses.

BACKGOURND CHECKS:

The operation will provide a list of all employees to the Lake County Community Development Department prior to the initiation of cultivation activities. All personnel will be required to go through a background check with the Lake County Sheriff's Department.

CONSTRUCTION

Upon approval of the Major Use Permit, the applicant(s) will submit the necessary structural plans and Building Permit Application(s) to the Community Development Department for review and approval. The development of the project will consist of disturbing less than 500 cubic yards of soil (ground disturbance), which is allowed upon issuance of a building permit(s).

All construction activities, including engine warm-up, will occur from 9:00am to 5:00pm Monday through Friday and is anticipated to take approximately two-four weeks (weather dependent). The development and operation will adhere to all noise requirement in the Lake County Code. All equipment will be maintained and operated to all federal, state and local agency requirements to minimize spillage or leakage of hazardous materials.

The applicant anticipates between 20-40 vehicle trips will be necessary to complete all construction.

All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. Water from the approved on-site well will be used to mitigate the generation of dust during development, including operations.

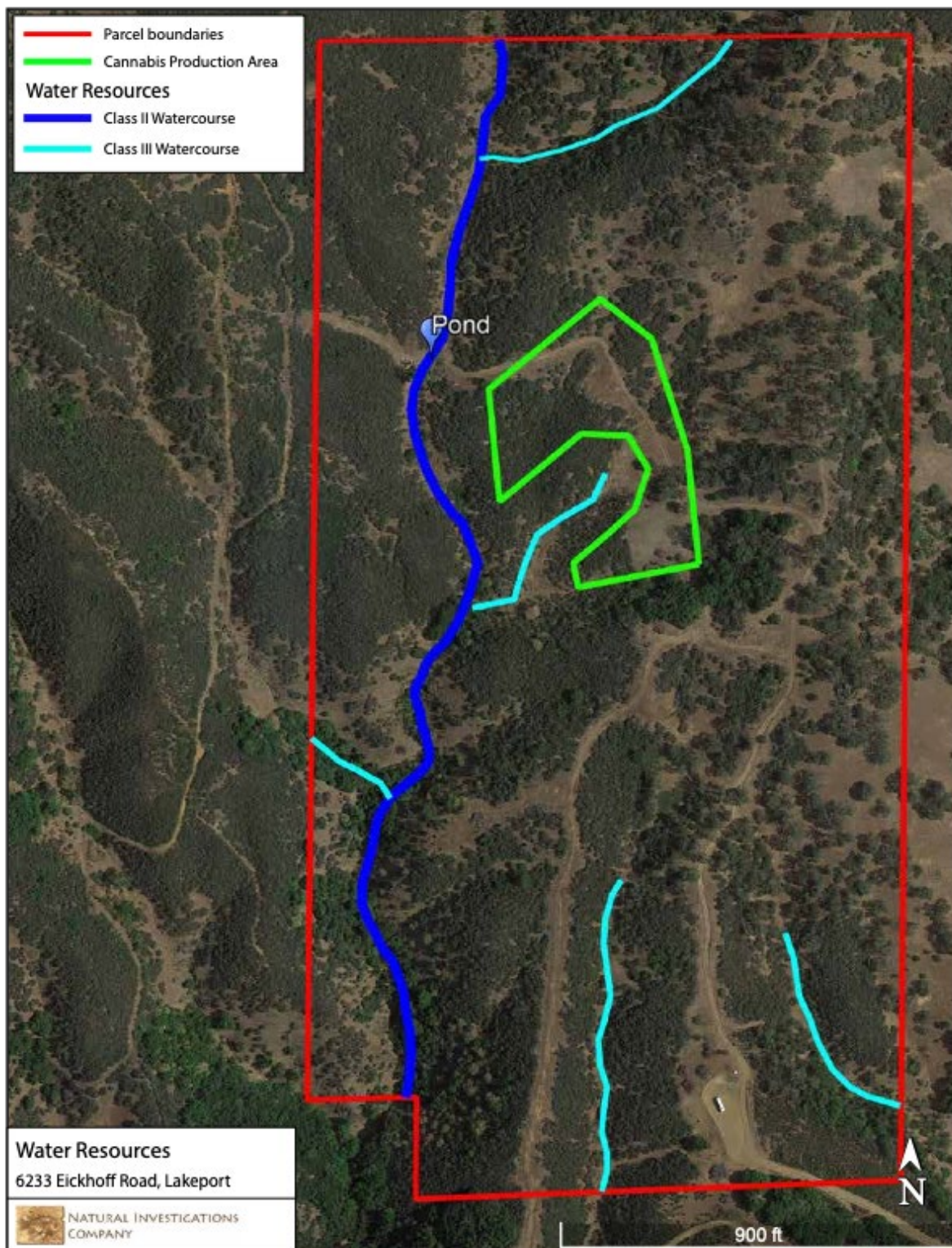


Figure 1. RS Greenery Water Resources Map

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

- The parcels to the **North and South** have a Land Use Designation “RL” Rural Lands and are greater than twenty (20) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.
- The parcels to the **West and East** have a Land Use Designation “RL” Rural Lands and are greater than twenty (20) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.
- **NOTE: The nearest residential dwelling is greater than 1,000 feet away**

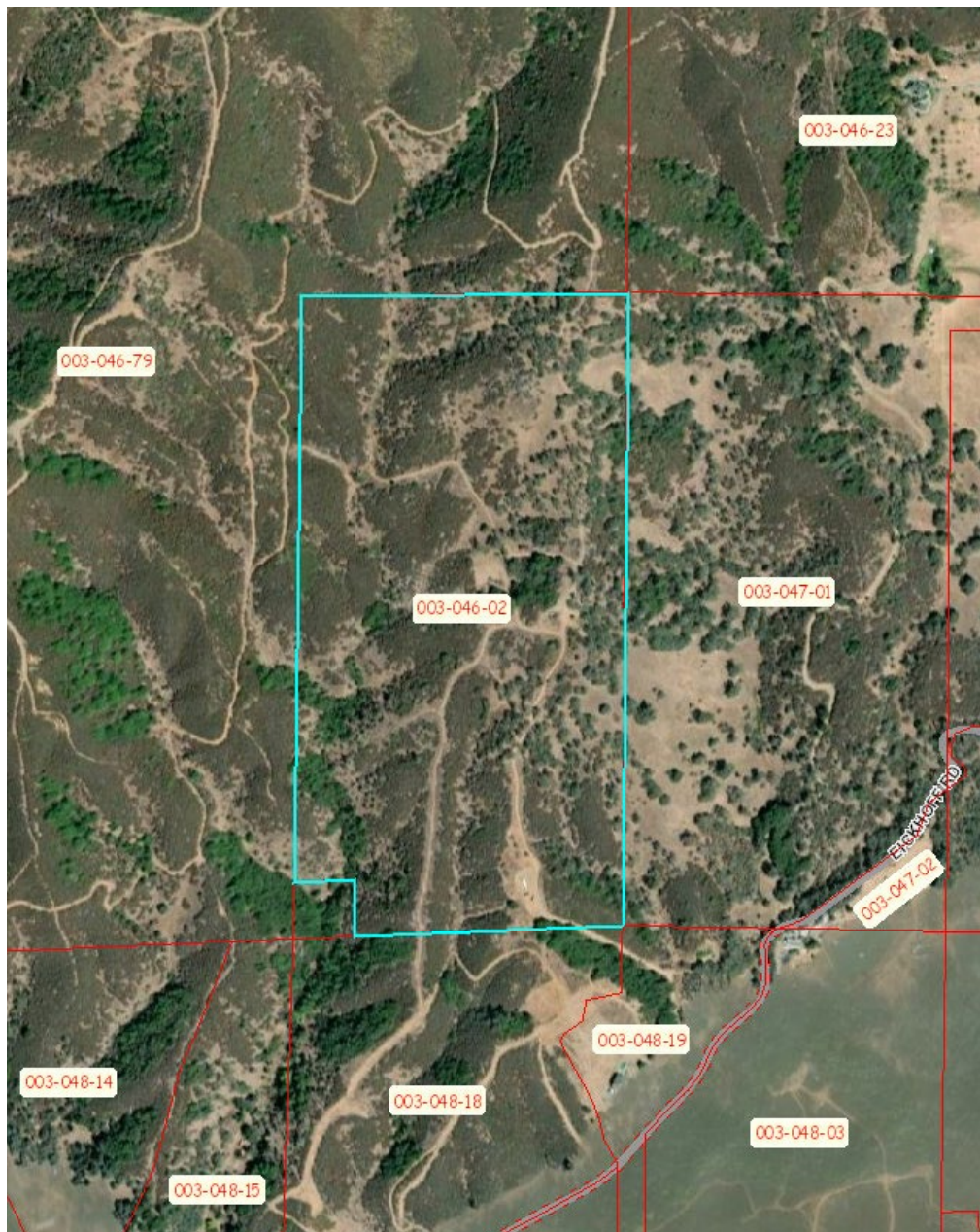


Figure 2. Aerial Photo of Project Parcel and Surrounding Properties

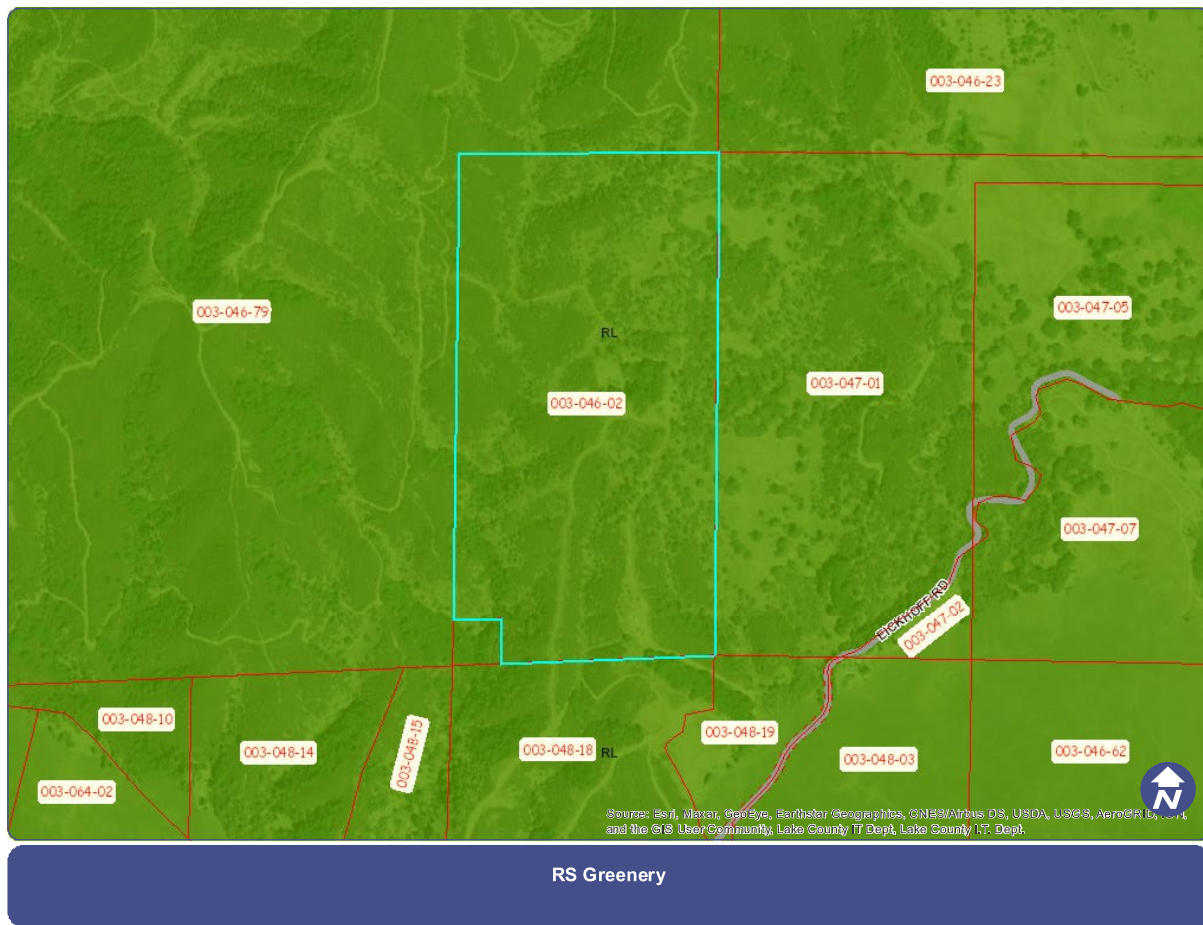


Figure 3. Zoning of Project Parcel and Surrounding Properties

20. Other public agencies whose approval is 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
 Local Fire Protection District
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agriculture (CDFA)
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs

21. 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 Tribal Consultation that includes, for example, the determination of potential significance of impacts to tribal cultural resources and procedures regarding confidentiality, etc.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on March 25th, 2021 for "AB 52" Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive controversial comments.

22. INITIAL STUDY ATTACHMENTS

- Attachment A - Property Management Plan
- Attachment B - Biological Resource Assessment and Botanical Surveys Report
- Attachment C - Mitigation Monitoring Reporting Program (MMRP)
- Attachment D - Site Plans
- Attachment E – Well Completion & Pump Test Report

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

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.

Prepared By: _____

Title: _____

Signature: _____

Date: _____

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:
- Earlier Analysis Used. Identify and state where they are available for review.
 - 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.
 - 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 reference to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION I. AESTHETICS						
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?		X			<p>The proposed operation <u>will not</u> have a substantial adverse effect on the scenic vista as the project parcels are located in a rural area of the County, not located within a known scenic area and will be protected by the natural steep topography and vegetative buffer that surrounds the cultivation area. Additionally, entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view.</p> <p>However, passing motorist may have limited visibility as they are passing the project parcels and/or may see minimal lighting during evening and/or night operations. All lighting will be directed downwards, shielded and adhere to all Federal, State and local agency requirements, including all dark-sky requirements. Therefore, to ensure that impacts related to the Aesthetics are minimized, following mitigation measures have been implemented.</p> <p><u>Mitigation Measures:</u> AES -1: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org.</p>	1, 2, 3, 4, 5, 6, 7

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		The proposed operation will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway as the project will be developed in area once used for cattle and/or hay cultivation. Less than Significant Impact.	1, 2, 3, 4, 5, 6, 7, 8
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			See response to Section I(a). Less Significant with the incorporated Mitigation Measures AES -1.	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The cultivation of cannabis will occur outdoors and be enclosed within a six (6)-foot tall fence, covered with privacy mesh to screen the cultivation area from public view. There will be minimal lighting used during evening/night time hours. All lighting will be directed downwards and shielded and adhere to all Federal, State and local agency requirements. Therefore, with the incorporated Mitigation Measures AES-1 all potential impacts have been reduced to less than significant.	1, 2, 3, 4, 5, 6, 7
<p align="center">SECTION II. AGRICULTURE AND FORESTRY RESOURCES</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">Would the project:</p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The project parcels have classifications, that are categorized as "Grazing Land". Grazing lands is a collective term used by the USDA-Natural Resources Conservation Service (NRCS) for rangeland, pastureland, grazed forestland, native and naturalized pasture, hay land, and grazed cropland. Although grazing is generally a predominant use on grazing lands, the term is also applied independently of any actual use for grazing. Grazing land is also described as land used primarily for production of forage plants maintained or manipulated primarily through grazing management. However, the cultivation of commercial cannabis is an allowable use upon securing a minor/major use permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance and Ordinance 3101 which was adopted by the Lake County Board of Supervisor which permits the cultivation of outdoor cannabis within the above designation.</p> <p>Therefore, the commercial cannabis operation <u>will not</u> convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).</p> <p>Less than Significant Impact.</p>	1, 2, 3, 5, 6, 9, 10, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcels have a land use zoning designation of "RL-WW" Rural Residential and Waterway and the cultivation of commercial cannabis will not conflict with the existing zoning destinations for agricultural use(s) and/or a Williamson Act Contract. Additionally, the cultivation of commercial cannabis is an allowable use within the above Zoning Designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance. No Impact.	1, 2, 3, 5, 6, 9, 10, 11, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project will not conflict with existing zoning for, or cause the 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)]. The cultivation of cannabis is an allowable use with the "RL-WW" Rural Residential- and Waterway <i>Land Use Zoning Designations</i> upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. Additionally, the project will be developed within a previously disturbed area. No Impact	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project will not result in the loss of forest land(s) or convert forest land(s) to non-forest uses as the operations will be developed in a previously disturbed area that has been continuously used for agricultural purposes. No Impact	1, 2, 3, 5, 6, 7, 39
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	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. The cultivation of cannabis is an allowable use with the "RL-WW" Rural Residential- and Waterway <i>Land Use Zoning Designations</i> upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. No Impact	1, 2, 3, 5, 6, 7, 11, 39
<p align="center">SECTION III. AIR QUALITY</p> <p align="center"><i>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.</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 has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads and during project development.</p> <p>Fugitive dust will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas.</p> <p>All vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>The Air Quality Section of the Property Management Plan has identified equipment and activities that may cause odor, contaminates, or other air quality hazards, and measures that operational staff will be required to follow to mitigate and/or minimize the amount of air pollution/ particulates generated from the cultivation operation.</p> <p>Additionally, the operation will have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays.</p> <p>The operation will provide the name(s), cell phone number(s), and email addresses of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property</p>	1, 2, 3, 5, 6, 9, 12, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>owners and residents. The operation encourages neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff.</p> <p>When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation area or other). Then mitigation methods will be immediately implemented to reduce and/or eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment. Therefore, to ensure impacts related to the Air Quality are minimized, the following mitigation measures have been implemented.</p> <p><u>Mitigation measures:</u></p> <p>AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall 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 as well as Lake County Noise Emission Standards.</p> <p>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-4: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p>AQ-5: 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>AQ-6: 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>AQ-7: All areas subject to infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-8: No more than a maximum speed limit of 15 mph will be permitted.</p> <p>AQ -9: The applicant shall adhere to all operations and procedures within the Property Management Plan.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?		X			See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AQ-1 through AQ-9.	1, 2, 3, 4, 12, 39
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AQ-1 through AQ-9.	1, 2, 3, 4, 7, 12, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			<p>The project parcels are located in a rural area of the County and are protected by the natural topography of the surrounding area. The cannabis cultivation will occur greater than 100 feet from the property lines and the nearest off-site residence is greater than 1,000 feet away (exceeding the minimum requirement of two hundred feet of the Lake County Code)</p> <p>As discussed in above section (a), some odors are anticipated from the commercial cannabis cultivation operation; especially during the flowering phase, which generates volatile compounds (terpenes) that some people find objectionable. However, the cannabis operations have measures in place to help minimize any potential odor impact as described on Section III(a). Additional, Article 27 of the Lake County Zoning Ordinance requires the applicant to submit a comprehensive Property/Project Management Plan to cultivate cannabis. There are multiple sections within the above document, including Air Quality which includes an odor mitigation plan to be enacted should odors become objectionable to neighbors. Therefore, the cultivation of commercial cannabis will not result in other emissions, such as those leading to odors or dust that would adversely impact a substantial number of people and is Less Than Significant Impact with the incorporated Mitigation Measures AQ-1 through AQ-9.</p>	1, 2, 3, 4, 7, 12, 39
SECTION IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological/Botanical Resource Assessment (dated March 15, 2021) was prepared by G.O Graening, Ph.D and Tim Nosal, M.S of Natural Investigations Company, Inc. located in Sacramento, CA. This Biological Resources Assessment was prepared to assist in compliance with the California Environmental Quality Act and the Federal and State Endangered Species Acts. This assessment provides information about the biological resources within the study area, the regulatory environment affecting such resources, any potential project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. Additionally, early, mid, and late season reconnaissance-level floristic surveys were conducted on February 7th, 2020, March 12th, 2021, and June 16th, 2021. No special-status plant species were detected in the Project Area during the three (3) botanical field surveys.</p> <p>The specific scope of services performed for this assessment consisted of the following tasks:</p> <ul style="list-style-type: none"> • Compile all readily-available historical biological resource information about the Study Area. • Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity. • Perform a reconnaissance-level field survey of the Study Area, including photographic documentation. • Inventory all flora and fauna observed during the field survey. • Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources. • Evaluate the likelihood for the occurrence of any special-status species. • Assess the potential for the Project to adversely impact any sensitive biological resources. • Recommend mitigation measures designed to avoid or minimize Project-related impacts. • Prepare and submit a report summarizing all of the above tasks. <p><u>Environmental Setting:</u> According to the report, the study area is located within the Inner North Coast Ranges geographic subregion, which is contained within the Northwestern California geographic subdivision of the larger California Floristic Province</p>	1, 2, 3, 4, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately cold winters. The project parcels are in climate Zone 7, California's Gray Pine Belt, with hot summers and mild but pronounced winters without severe winter cold or high humidity.</p> <p>The projects parcels have variable topography with hills, ridges, slopes and drainages. Prior to the establishment of this cultivation operation, land use was open with an elevation Range: approximately 1500 feet to 1950 feet above mean sea level</p> <p><u>Field Surveys:</u> Consulting Biologist Tim Nosal, MS and botanist Kevin Downing, conducted reconnaissance-level field surveys on February 7th, 2020, March 12th and June 16th, 2021 During each survey a variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility.</p> <p>All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. The survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB within the vicinity of the Study Area and those species on the USFWS species list (refer to attached Biological report for details). When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary.</p> <p>The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. The habitat types occurring in the study area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded.</p> <p>The study area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats</p> <p><u>Summary and Finding of the Report:</u></p> <ul style="list-style-type: none"> • No special status plants or animals were observed within the Study Area. • The USFWS National Wetland Inventory reported no water features within the Project Area, but the Inventory did report the following water features within the Study Area: 9 Riverine Features, 1 Freshwater Forested/Shrub Wetland and 1 Freshwater Pond. • The field survey determined that the Project Area does not contain any channels or wetlands. • No special-status animal species have a moderate or high potential to occur in Project Areas. <p>Upon reviewing the Biological Resource Assessment all substantial adverse impacts, 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 have been reduced. Therefore, to ensure impacts related to the Biological Resources are minimized, the following mitigation measures have been implemented</p> <p><u>Mitigation Measures:</u> BIO - 1 (Waterways): Any project activities that would result in the fill of any waters may be required to obtain the following permits.</p> <ul style="list-style-type: none"> • US Army Corps of Engineers Nationwide Permit • Regional Water Control Board – 401 Water Quality Certification • California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement. 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO - 2 (Erosion Control): All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Plan (SWPP may be required).</p> <p>BIO-3 (Creek Buffer): The applicant shall maintain a minimum of a one-hundred (100) foot setbacks from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.</p> <p>BIO-4 (Staging Area): The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p>BIO-5: Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present.</p> <ul style="list-style-type: none"> • If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed. 	
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			See Response to Section IV(a): Less than Significant Impact with the incorporated mitigation measure BIO-1 through BIO 5.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			According to the Biological Assessment, the operation will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Additionally, the Biological Assessment indicated the project area and the surrounding study area do not contain any channels or wetlands. There are no vernal pools or other isolated wetlands in the study area. Therefore, impacts are less than Significant with the incorporated mitigation measure in Section IV(a) of BIO-1 through BIO 5.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
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		According to the Biological Assessment the project will not 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. Less Than Significant Impact.	1, 2, 3, 5, 6, 14, 15, 16, 39
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed operation does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the project, no vegetation will be removed as the project will be developed within a previously disturbed area. All vegetation will be routinely maintained in accordance with all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. Less than Significant Impact.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project as the project will be developed in a previously disturbed area. Less Than Significant Impact	1, 2, 3, 5, 6, 39
SECTION V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>An Archeological Resource Assessment was prepared by Tim Spillance, MA, RPA and Phil Hanes, MA, RPA dated February 2020. The services provided include a cultural resources literature search, Sacred Lands File (SLF) search, an intensive pedestrian survey of the project parcels. This study was completed in compliance with the California Environmental Quality Act (CEQA) Section 21083.2 of the statute and Section 15064.5 of the CEQA Guidelines.</p> <p><u>Background Research:</u> According to the report, A California Historical Resources Information System (CHRIS) records search was conducted by the Northwest Information Center (NWIC) on the campus of Sonoma State University to determine whether prehistoric or historic cultural resources have been previously recorded within the Project Area, the extent to which the Project Area has been previously surveyed, and the number and type of cultural resources within a 0.25-mile radius of the Project limits. The results of the CHRIS search were returned on February 3, 2021. The archival search of the archaeological and historical records, national and state databases, and historic maps included the following sources:</p> <ul style="list-style-type: none"> • <i>National Register of Historic Places: listed properties</i> • <i>California Register of Historical Resources: listed resources</i> • <i>Historic Property Data File for Lake County</i> • <i>Archaeological Determinations of Eligibility</i> • <i>Built Environment Resources Directory</i> • <i>California Inventory of Historical Resources</i> • <i>Historical GLO land plat maps</i> <p><u>Field Work:</u> A pedestrian survey within the 78-acre project area was conducted by Natural Investigations archaeologist, Phil Hanes, on January 31, 2020. All portions of the project area that will be subject to direct or indirect impacts from cultivation-related development were surveyed intensively using transects spaced no greater than 15 meters apart. This includes the one-acre proposed cultivation area, potential locations of ancillary facilities and buildings, and existing dirt access roads that will be utilized as part of the operation.</p> <p>During the survey, all visible ground surfaces were carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), and historic-era debris (e.g., metal, glass, ceramics). Ground disturbances (e.g., animal burrows, dirt roads, etc.) were also visually inspected.</p> <p>A digital camera was used to take photographs of the project area, a Munsell® Soil Color Chart used to record soil color, and a handheld BE-3300-GPS global positioning system (GPS) unit with sub-meter accuracy was used to record locational data.</p> <p><u>Report Findings & Conclusion:</u></p> <ul style="list-style-type: none"> • No previously unrecorded cultural resources of any kind were identified within the Project Area (area to be developed) during the field survey. 	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> The CHRIS records search results indicate that there are no previously recorded resources within the Project Area, though three have been recorded within the larger 1,847-acre subject property but are not within the project area and will not be impacted by the proposed development. According to the report, no further cultural resources work is recommended at this time. <p>According to the report, there were no significant historic resources discovered during the field inspection. Therefore, it has been determined that no historic resources exist within the project area and the project should be approved as proposed.</p> <p>It is unlikely that undiscovered cultural sites will be encountered during project development. However, it is recommended that work in the immediate vicinity of a find be suspended and a Registered Professional Archaeologist called to evaluate the find according to California Environmental Quality Act (CEQA) Guidelines. Therefore, to ensure impacts related to the Cultural Resources are minimized, the following mitigation measures have been implemented</p> <p><u>Mitigation Measures:</u></p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the 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>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>CUL-3: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed area only.</p> <p>CUL-4: If ground disturbance occurs outside any previously disturbed area, a qualified Archaeologist shall conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			There are no known changes to archaeological resources based on the development proposal and according the Archeological Resource Assessment was prepared by Tim Spillance, MA, RPA and Phil Hanes, MA, RPA dated March 2021 as discussed above. <i>(According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws).</i> However, to ensure the protections of Archeological Resource, all potential impacts have been reduced to less than significant with the incorporated Mitigation Measure CULT-1 through CULT 4.	1, 2, 3, 5, 6, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			There would be minimal ground disturbance during the development of the commercial operations, including but not limited to construction of supporting infrastructure (fencing, sheds, water tanks, piping and the gravelling of the existing road/access way throughout the project parcels). The disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities. Therefore, to ensure the protection of Archeological Resources all potential impacts have been reduced to less than significant with the incorporated Mitigation Measure CULT-1 through CULT 4.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION VI. ENERGY						
<i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed energy usage for this operation is minimal; energy use may include but is not limited to the security system; well pump(s); septic pumps (if necessary); lighting for structures, lighting fixtures and/or power as needed. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. All energy usage will adhere to all Federal, State and local agency requirements regarding energy use. Additionally, the applicant will obtain and maintain all necessary permits. Less than Significant Impact	1, 2, 3, 5, 6, 39
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. No Impact	1, 2, 3, 5, 6, 39
SECTION VII. GEOLOGY AND SOILS						
<i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>i) Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>ii-iii) 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. <u>iv) Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area". Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. All BMP's shall be routinely inspected and maintained for life of the project. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
b) Result in substantial soil erosion or the loss of topsoil?		X			The operation will not result in substantial soils erosion or the loss of top soils as the operation will be developed in a previous disturbed area that has been continuously used for agricultural uses. Additionally, the development of the operation may require minimal grading, including routine maintenance but will be less than 500 cubic yards of soil. The allowable amount upon issuance of a building permit. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project area will include the following: <ul style="list-style-type: none"> <u>Bressa-Millsholm Loams (Soil unit 120) 15-20% slope:</u> This soils classification is shallow and well drained. The typical elevation is 1,200 to 2,500 feet with an annual precipitation of approximately 30 to 40 inches. The permeability is moderately slow with a water capacity of approximately 1.5 to 4.0 inches. The surface run-off is very slow with a slight erosion hazard. <u>Maymen-Estel-Snook Complex (Soil unit 169) 30-75% slope:</u> This soils classification is somewhat shallow and well drained. The typical elevation is 1,500 to 4,000 feet with an annual precipitation of approximately 30 to 50 inches. The permeability is moderate slow with a water capacity of approximately 1.0 to 8.0 inches. The surface run-off is rapid with the severe erosion hazard. Therefore, to ensure impacts related to the Geology and Soils are minimized, the following mitigation measures have been implemented	1, 2, 3, 5, 6, 9, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Mitigation Measures:</p> <p>GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit <u>Erosion Control and Sediment Plans</u> to the Community Development Department for review and approval.</p> <ul style="list-style-type: none"> Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with Chapters 29 and 30 of the Lake County Code. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for life of the project. <p>GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. Additionally, the operation will require minimal ground disturbance. The operation will occur within a previously disturbed area that has been continuously used for agricultural activities over years. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code, including routinely maintained the cleared vegetation and defensible space on all project parcels.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 20; 39
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>According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of "low". Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including Chapter 29 and 30 of the Lake County Code.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 39
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 parcels are currently served and/or will be served with additional on-site waste management systems (septic). All waste management systems will adhere to all Federal, State and local agency requirements prior to use. The project parcels have adequate wastewater disposal infrastructure. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed. The applicant will adhere to all federal, state and local agency requirements.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found. All potential impacts have been reduced to less than significant with the incorporated mitigation measures CUL-1 and CUL-4.	1, 2, 3, 5, 6, 39
SECTION VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located greater than five (5) miles away from State Highway 29/20 and are located in a rural area of the County where it is not uncommon for individual to drive greater than +/- 20 miles per trip.</p> <p>According to the applicant the operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The cultivation season for the cultivation of outdoor cannabis will begin on April 15th and end on November 15th of each year.</p> <p><u>Number of Shift and Employees:</u></p> <ul style="list-style-type: none"> Non-Harvest Season: Two (2) shifts with up to +/- 2-3 employees during peak shift. Harvest Season: Three (3) shifts with up to 3-4 employees during peak shift. <p>The applicant anticipates to generate the following trips (daily trips, delivery/pick-up, miscellaneous, etc.):</p> <ul style="list-style-type: none"> Anticipated Trips during Non-Harvest Season is 12-30 trips per day Anticipated Trips during Harvest season 24-50 trips per day 1-2 deliveries/pickups per week from April 1st through November 15th Approximately +/- 2 miscellaneous trips per week. <p>Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 12, 39
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significance for greenhouse gases.</p> <p>Refer to response in Section VIII(a).</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 12, 39
SECTION IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. All routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <i>Property Management Plan</i>, all pesticides and fertilizers would be stored in their original package in their designated structures, and would only be used in strict accordance with the product label requirements/directions. No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland. If a spill occurs, the staff member shall immediately clean up the spill in accordance to all Federal, State and local agency</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>requirements and notify managerial staff. Therefore, to ensure impacts related to the Hazards and Hazardous Materials are minimized, the following mitigation measures that have been implemented</p> <p><u>Mitigation Measures:</u></p> <p>HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p>HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p>HAZ- 4: The storage of hazardous materials equals to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p> <p>HAZ - 6: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>HAZ - 7: 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>	
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>All chemical, pesticides and fertilizers used for the operations shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p><u>Chemicals Storage and Effluent:</u></p> <p>All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (Agricultural</p>	1, 2, 3, 5, 6, 23; 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment.</p> <p>All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing on-site wooden garage.</p> <p>Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.</p> <p>All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.</p> <p>Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>Less than Significant Impact</p>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 6, 24, 25, 39
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 4, 5, 6, 26, 38, 39
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the Lake County Department of Public Works, the Lake County Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Additionally, the operation shall adhere to and continue to adhere to all Federal, State and local agency requirements, including 4290/4291 requirements.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 22, 38, 39

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 in a very high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation. Additionally, the project has been reviewed by the Lake County Department of Public Works, the Lake County Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 27, 28, 38, 39
SECTION X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>The project parcels have been enrolled for coverage under and maintained compliance with the State Water Resources Control Board's Cannabis General Order since October 30th, 2020, and will continue to comply with all requirements of the Cannabis General Order to protect water resources. Additionally, as required by Lake County Ordinance 3106, a Hydrology Report and Drought Management Plan were required for this project application.</p> <p>This Water Use Management Plan (WUMP) is designed to conserve Lake County's Water Resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices.</p> <p><u>Surface Water:</u> The project parcels is not located within any of the Groundwater Management Plan Areas/Basins outlined in the 2006 Lake County Groundwater Management Plan.</p> <p>A groundwater well was drilled on the project parcels on August of 2018, through "brown rocky soil", shale, and sandstone, to a depth of 140 feet below ground surface (please see attached Well Completion Report). The groundwater well had an estimated yield of 50 gallons per minute at the time it was drilled. A recent pump test of the groundwater well concluded that it can produce at least 15.5 gallons per minute.</p> <p><u>Ground Water and Irrigation</u> All water for the proposed cultivation operation will come from the existing on-site groundwater well located at Latitude 39.1728° and Longitude - 122.94968°.</p> <p>According to the CalCannabis Cultivation Licensing Program's Final Programmatic Environmental Impact Report (PEIR): "According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was 27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4 acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year's entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year."</p>	1, 2, 3, 5, 6, 29, 30, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The operations cultivation practices are similar to a commercial tomato or hops production, with an estimated water use requirement of up to 25 inches per year.</p> <ul style="list-style-type: none"> The total proposed cannabis canopy area is 84,848 ft², with an expected total annual water use requirement of up to 4.1 acre-feet or 1,336,000 gallons. The cultivation season for the proposed outdoor cannabis cultivation operation begins in May and ends in November of each year. The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet. Please refer to table in project description for details. <p>The operation will install four (4) - 5,000-gallon heavy-duty plastic water storage tanks on the project parcels to provide additional stored water for irrigation purposes/uses.</p> <ul style="list-style-type: none"> One of the 5,000-gallon heavy-duty plastic water storage tanks will be equipped with 2 ½" brass male fire connects and a pressure gauge for emergency fire use. The operation may develop additional water storage on the project parcels should it be needed to support the irrigation and fire suppression needs of the proposed cultivation operation. The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. HDPE water supply lines will feed irrigation water from the water storage tanks to the irrigation systems of the proposed cultivation areas. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The operation will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. The irrigation systems of the proposed cultivation areas will be composed of PVC piping, black poly tubing, and drip tapes/lines. <p><u>Water Resource Protection:</u> The operation will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges.</p> <p>Access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation.</p> <p>Each year, prior to March 1st, an <i>Annual Monitoring Report</i> will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The applicant will maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Water Availability Analysis:</u> All water will be provided to the proposed cultivation operation from an existing on-site groundwater well located at Latitude 39.1728° and Longitude -122.94968°.</p> <p>A pump test of the groundwater well, conducted on December 18th, 2020, concluded that it can produce at least 15.5 gallons per minute.</p> <p>The operations peak anticipated daily demand for water is +/- 8,640 gallons per day, which equates to a need for the well to produce approximately 6 gallons per minute over a 24-hour period. There is no doubt that the existing on-site groundwater well, with the four proposed 5,000-gallon water storage tanks, will be able to supply enough water for the proposed cultivation operation on the hottest driest days in the latest part of the summer when irrigation water is needed most.</p> <p><u>Water Conservation:</u> Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources:</p> <ul style="list-style-type: none"> • Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. • Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. • Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). • Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. • Install float valves on all water storage tanks to keep them from overflowing onto the ground. <p><u>Monitoring and Reporting:</u> An NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter, and water level meter equipped with data logging capabilities, will be installed on the existing water supply groundwater well prior to cultivation. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks of the cultivation operation.</p> <p>Staff will record daily water meter readings, and will maintain those records on-site for a minimum of five years. The operation will make those records available to Water Boards, CDFW, and Lake County staff upon request.</p> <p>All access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to the restroom/washroom facilities of the proposed Drying & Harvest Storage Facility at all times when on-site.</p> <p>Therefore, the operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. However, to ensure impacts related to the Hydrology and</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Water Quality are minimized, the following mitigation measures have been implemented, including Mitigation Measures from BIO-1 through, BIO- 5; GEO-1 through GEO-4 and HAZ-1 through HAZ 7.</p> <p>Mitigation Measures:</p> <p>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</p> <p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</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 operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. According to the Property Management Plan the operation has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that on-site water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this plan. The project will employ Best Management Practices (<i>in accordance with Chapter 29 and 30 of the Lake County Code</i>) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 5; GEO-1 through GEO-4; HAZ-1 through HAZ 7 and HYD-1 through HYD-3.</p>	1, 2, 3, 5, 6, 31, 39, 40
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:		X			<p>The operations will not alter the existing drainage pattern of the site or the 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 in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project.</p> <p>See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 5 GEO-1 through GEO-4; HAZ-1 through HAZ 7 and HYD-1 through HYD-3.</p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30, 39, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore, is minimal potential to induce mudflows. No Impact	1, 2, 3, 5, 6, 7, 9, 24, 32, 39, 40
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct any water quality or management plans. No Impact	1, 2, 3, 5, 6, 29, 39, 40
SECTION XI. LAND USE AND PLANNING						
<i>Would the project:</i>						
a) Physically divide an established community?				X	The project site is located in a rural area of the County, where the average parcel size is greater than twenty (20) acres in size and either vacant/undeveloped or developed with single-family dwellings/accessory structures or agricultural uses. The nearest residential dwelling is greater than 1,000 feet away, exceeding the minimum requirements of 200 feet pursuant to Article 27 of the Lake County Zoning Ordinance. Therefore, the project will not physically divide an established community. No Impact	1, 2, 3, 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		<p>The project parcels have a General Plan Designation of “<i>RL-WW Rural Lands and Waterway Land Use Zoning Designations</i>” and the cultivation of commercial cannabis is an allowable use within the above zoning designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance.</p> <p>Upon issuance of the Minor/Major Use Permit, pursuant to Article 27, Table B of the Lake County Zoning Ordinance and with the incorporated mitigation measures and conditions of approval (<i>including obtaining and maintaining all necessary Federal, State and local agency permits</i>), the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s). Additionally, the California Department of Food & Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 5, 6, 39
SECTION XII. MINERAL RESOURCES						
<i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The operation would not 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. No Impact	1, 3, 4, 5, 6, 33, 39
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 operations would not 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. No Impact	1, 2, 3, 5, 6, 33, 39
Section XIII. NOISE						
<i>Would the project:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. Mitigation measures will decrease these noise levels to an acceptable level. There may be minimal noise during routine operations of the proposed use. However, the proposed use shall adhere to all Federal, State and local agency noise standards and requirements. Therefore, to ensure impacts related to the Noise are minimized, the following mitigation measures have been implemented	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<u>Mitigation Measures:</u> <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI -2:</u> Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant Impact	1, 2, 3, 5, 6, 39
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 project is not located within an airport land use plan or within two (2) miles of a public airport. No Impact	1, 2, 3, 5, 6, 26, 39
SECTION XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Less than Significant Impact.	1, 2, 3, 5, 6, 39
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere. No Impact	1, 2, 3, 5, 6, 39
SECTION XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XVI. RECREATION						
<i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project area is located in a rural area of the County and minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Therefore, the project will not 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. Less than Significant Impact.	1, 2, 3, 5, 6, 39
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	1, 2, 3, 5, 6, 39
SECTION XVII. TRANSPORTATION						
<i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project parcels are accessed via a graveled road, known as Eickhoff Road which is located off of Scotts Valley Road, a paved and County Maintained roadway. Locking metal gates across Grange and Comstock Ranch Roads control access to the project parcels and the area of the proposed cultivation operation. Gates will be locked at all times. The operation will install approximately fourteen (14) parking spaces, plus one (1) ADA Parking Space. The project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. No Adverse comments were received. The applicant will obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Additionally, the applicant will insure all internal existing roadways will meet 4290/4291 requirements, prior to operation (if applicable). Less Than Significant Impact	1, 2, 3, 4, 5, 6, 34, 35, 38, 39
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 1506430 subdivision (b) as Lake County is a Rural County and is it not uncommon for one to travel 20 + plus for each trip. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 34, 35, 39
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any work that occurs with the right-of-way. No Impact	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project was reviewed by the Lake County Department of Public Works, the California Department of Transportation, Lake County Sheriff's Department and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. No Impact	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
SECTION XVIII. TRIBAL CULTURAL RESOURCES						
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			Refer See response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CUL-1 through CUL 4.	1, 2, 3, 5, 6, 39
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence,		X			Refer to response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CUL-1 through CUL 4.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.						
SECTION XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities. The project parcels are currently served and have adequate services through an existing approved on-site waste management system (septic system), and existing wells and power through PG&E. The applicant will adhere to all necessary federal, state and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 21, 39
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		<p>According to the Property Management Plan, the operation has more than a sufficient supply of water to serve the project, including foreseeable future development during normal, dry and multiple dry years.</p> <p>This Water Use Management Plan (WUMP) is designed to conserve and protect Lake County's Water Resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. Also included in this WUMP is a description of the Water Resources of the Project Property, and a Water Availability Analysis.</p> <p>According to Section X (Hydrology and Water Quality) of the Environmental Analysis (Initial Study), the Property Management Plan and the Water Availability Analysis and Well Completions Report, the projects parcels have more than sufficient water supplies available, to serve the operation and reasonably foreseeable future development during normal, dry and multiple dry years. Less Than Significant Impact</p>	1, 2, 3, 5, 6, 21, 39
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 site is situated in a rural area of the County which requires an on-site Waste Management System (Septic). The installation of an on-site waste management system, shall adhere to all current Federal, State and local agency requirements. No Impact	1, 2, 3, 5, 6, 21, 39
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s). Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels are currently served and have adequate services through an existing well, power through PG&E and will require the installation of an on-site waste management system (septic system). The existing and/or the installation of an on-site waste management system, shall adhere to all current Federal, State and local agency requirements. All vegetative waste will be composted on-site, including all soil from any ground disturbance (if necessary). All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a proper facility that is able to process such waste. Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37, 39
SECTION XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair an adopted emergency response or evacuation plan as the project parcels are accessed via a private graveled access located off of Grange Road which is a County maintained roadway. The project was circulated to the Lake County Department of Public Works, the Lake County Sheriff's Department, the Lake County Fire Protection District and Cal fire for review and commenting. The County of Lake did not reverse any adverse impacts. The property is located within the State Responsibility Area (SRA) and is in a Very High Fire Hazard Severity Zone. The site has an average cross slope of less than 20% and has a moderate fuel load but the cultivation area will be clear of vegetation. All vegetation on the property will be routinely maintained in accordance to all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. Prior to operations, all existing and proposed accessway will be improved to all Federal, State and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
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		The immediate area contains some dense undergrowth and tree coverage; however, the site is well maintained, and is largely devoid of manzanita and other fast-burning fuels. The clusters of trees are widespread and will remain untouched. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code. Less than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
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 cultivation sites have been previously disturbed and has/will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the Lake County code to reduce any potential fire risk. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. Less than Significant Impact	1, 2, 3, 5, 6, 38, 39
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 risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone. The applicant will adhere to all Federal, State and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 20, 29, 32, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes the cultivation of commercial cannabis in a rural section of the County. There will be minimal to no vegetation removal and/or ground disturbance. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. Less Than Significant Impact 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			All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biology, Geology, Noise, and Hydrology and Water Quality, and Cultural/Tribal Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. There are no pending or approved cannabis projects within a one-mile radius of the proposed project, and the closest approved project is less than one acre and located approximately two miles south of the project site. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less Than Significant Impact 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 proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Biology, Geology, Noise Hydrology and Water Quality and Tribal/Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels. Less Than Significant Impact with Mitigation Measures Incorporated	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Lakeport Area Plan
4. Application Packet, including their Property Management Plan and Site Plans
5. Cultural Site Evaluation/Assessment; prepared by Tim Spillane, MA, RPA and Phil Hanes, MA; RPA dated March 2021.
6. U.S.G.S. Topographic Maps
7. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
10. Lake County Department of Agriculture
11. Lake County Air Quality Management District
12. Lake County Serpentine Soil Mapping

13. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
14. U.S. Fish and Wildlife Service National Wetlands Inventory
15. Biological Resource Site Assessment; Prepared by Natural Investigation dated March 3, 2021
16. Lake County Grading Ordinance, adopted 2007
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 Health Services Department
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Natural Hazard database
24. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
25. Lake County Airport Land Use Compatibility Plan, adopted 1992
26. California Department of Forestry and Fire Protection - Fire Hazard Mapping
27. Local Fire Protection District
28. National Pollution Discharge Elimination System (NPDES)
29. Central Valley Regional Water Quality Control Board
30. State Water Resources Control Board
31. FEMA Flood Hazard Maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
34. California Department of Transportation (CALTRANS)
35. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
36. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
37. Lake County Hazard Mitigation Plan, adopted February 2018
38. Agency Comments
39. Site Visit, including the 4290/4291 Inspection.
40. Hydrology Report and Drought Management Plan; Prepared by Realm Engineering dated November 11, 2021