



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

September 23rd, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 21-17)

1. **Project Title:** Pacific Cann / Pacific Cann, Inc.
2. **Permit Numbers:** Major Use Permit UP 21-16
Initial Study IS 21-17
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453
4. **Contact Person:** Andrew Amelung, Program Manager
(707) 263-2221
5. **Project Location(s):** 9141 State Highway 175, Kelseyville, CA 95451
APN: 011-060-01
6. **Project Sponsor's Name/Address:** Pacific Cann, Inc.
9141 Highway 175
Kelseyville, CA 95451
7. **Property Owner(s) Name/Address:** Robin Betts
9141 Highway 175
Kelseyville, CA 94541
8. **Zoning Designations:** "RL-B5-SC-WW" Rural Lands – Special Density/Lot
Size – Scenic Combining District – Waterway
9. **General Plan Designation:** Rural Lands (RL)
10. **Supervisor District:** District Five (5)
11. **Slope:** The area where the cannabis cultivation will occur has
an average cross slope of less than 20%.
12. **Fire Hazard Severity Zone:** SRA – Very High Fire Hazard Severity Zone
13. **Earthquake Fault Zone:** Not within an Earthquake Fault Zone

- 14. Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone
- 15. Flood Zone:** Not located within a known flood zone
- 16. Waste Management:** Existing and Proposed On-site Waste Management System (Septic)
- 17. Water Access:** Permitted existing on-site groundwater well
- 18. Environmental Setting and Existing Conditions:**

The 102.8-acre Rural Lands-zoned Project Parcel (Lake County APN 011-060-01) is located approximately 6.5 miles southeast of Kelseyville, CA within the Cole Creek Watershed (HUC 12). Cole Creek, a Perennial Class I watercourse, flows through the Project Parcel from southeast to northwest, paralleling Highway 175. Current and past land uses of the Project Parcel are/were extensive agriculture and rural residential. The Project Parcel has been improved with a groundwater well, a barn, and two residences.

The Project Parcel is accessed via a private gravel access road that connects Wildcat Road and Highway 175 through the Project Parcel. A metal framed bridge on concrete abutments spans Cole Creek and provides access to the southern half of the Project Parcel from Highway 175 via the private access road. There are two springs on the Project Parcel and a small pond that discharges to Cole Creek via an ephemeral Class III watercourse. One of the springs has been developed (spring box) to supply domestic water to the two residences of the Project Parcel.

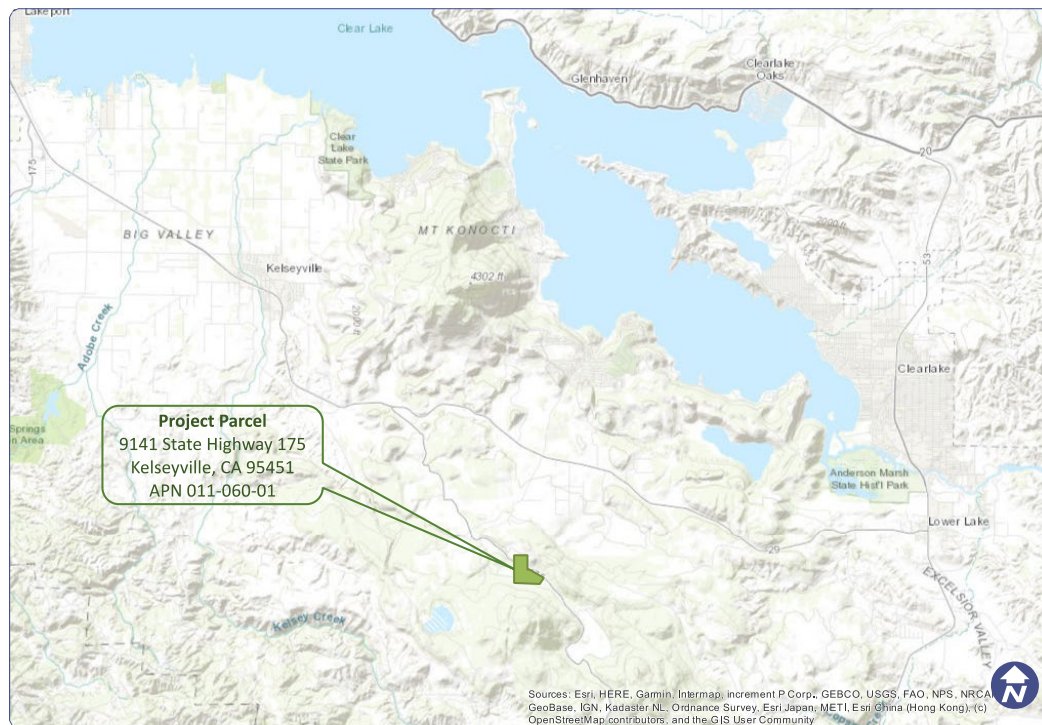


Figure 1. Location Map of Project Parcel

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

Pacific Cann, Inc. (Pacific Cann) is seeking discretionary approval from the County of Lake for a Major Use Permit, UP 21-16, for a commercial cannabis cultivation operation at 9141 State Highway 175 near Kelseyville, California (Lake County APN 011-060-01). The proposed commercial cannabis cultivation operation would be composed of an A-Type 3 “Medium Outdoor” License Type and three A-Type 2B “Small Mixed-Light” License Types. The proposed cultivation operation would include:

- a 31,920 ft² outdoor cultivation area with 22,800 ft² of cannabis canopy,
- two 13,200 ft² outdoor cultivation areas each with 9,600 ft² of cannabis canopy,
- sixteen 2,304 ft² mixed-light cultivation areas/greenhouses each with up to 1,880 ft² of cannabis canopy,
- a 5,000 ft² Processing Building/Facility, and
- a 2,000 ft² barn that will be used as a Security Center and Pesticides & Agricultural Chemicals Storage Area.

Additionally, the applicant is seeking an A-Type 13 Distributor Transport Only, Self-Distribution license, which would allow the transportation of cannabis from their operation site to licensed cannabis processing, distribution and manufacturing facilities throughout the State of California.

The proposed cultivation operation will be established in three areas of the Project Parcel that currently support annual grassland and mixed oak woodland habitats. Development of the proposed cultivation operation will result in the disturbance of approximately two acres of oak woodland habitat and the removal of 22 mature (+6” DBH) oak trees. To comply with the California Oak Woodlands Conservation Act, the applicant proposes to establish a 6-acre No Development Zone in the southeastern portion of the Project Parcel around and directly adjacent to the onsite pond, to mitigate for the two acres of the mixed oak woodland habitat disturbed as a result of developing the proposed cultivation operation. Additionally, the applicant proposes to plant, protect and irrigate 114 oak tree seedlings for seven years in a portion of the Project Parcel between Cole Creek and Highway 175, to mitigate for their loss within the area of the proposed cultivation operation.

6-foot tall wire fences will be erected around the proposed cultivation areas, with privacy mesh where necessary to screen the cultivation operation from public view. The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems. The proposed mixed-light cultivation areas will be established within gutter-connected greenhouse structures composed of steel frames with polycarbonate glaze on concrete foundations, equipped with light deprivation curtains and light traps, horticultural lights, and dehumidifiers.

Water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.89974° and Longitude -122.74777°. The applicant proposes to drill another groundwater well on the Project Property in the future, to provide an additional/back-up water supply source for the proposed cultivation operation. No cannabis cultivation activities nor agricultural chemicals storage are proposed within 150 feet of any surface waterbody.

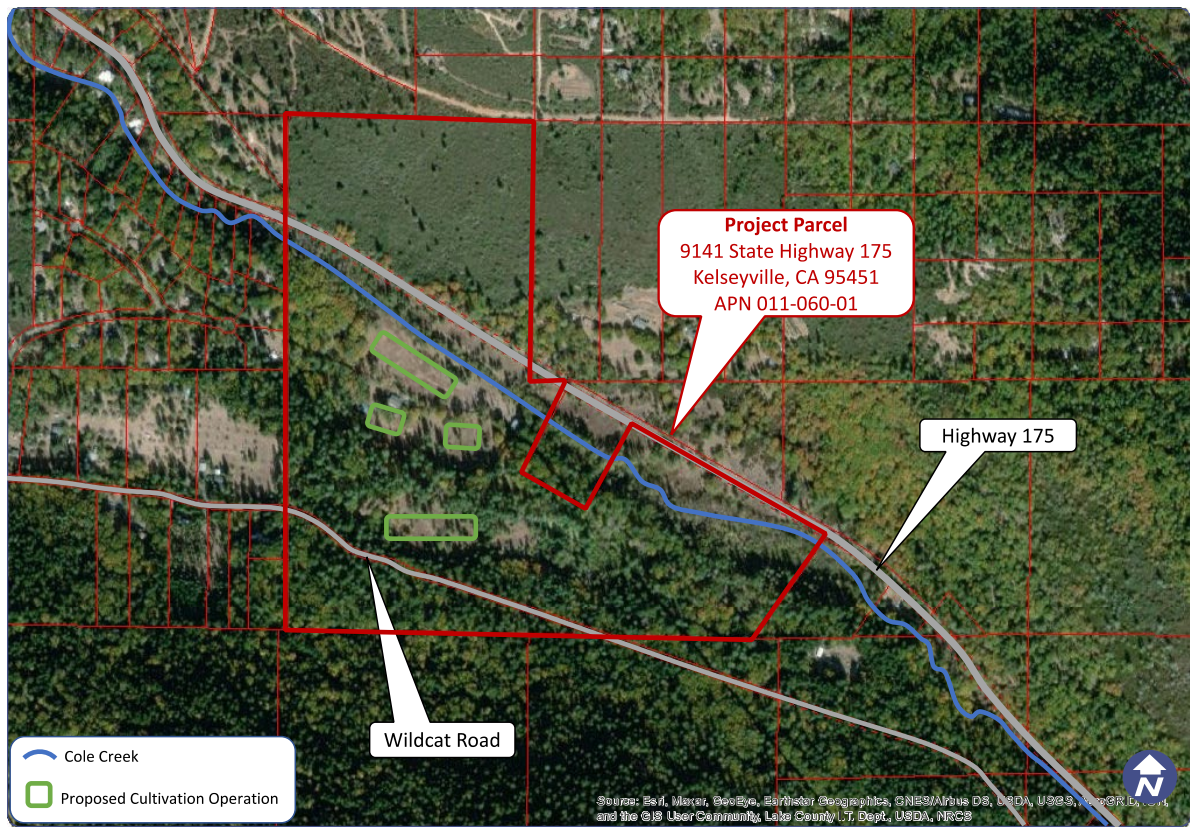


Figure 2. Aerial Image of Project Property with Locations of Proposed Project

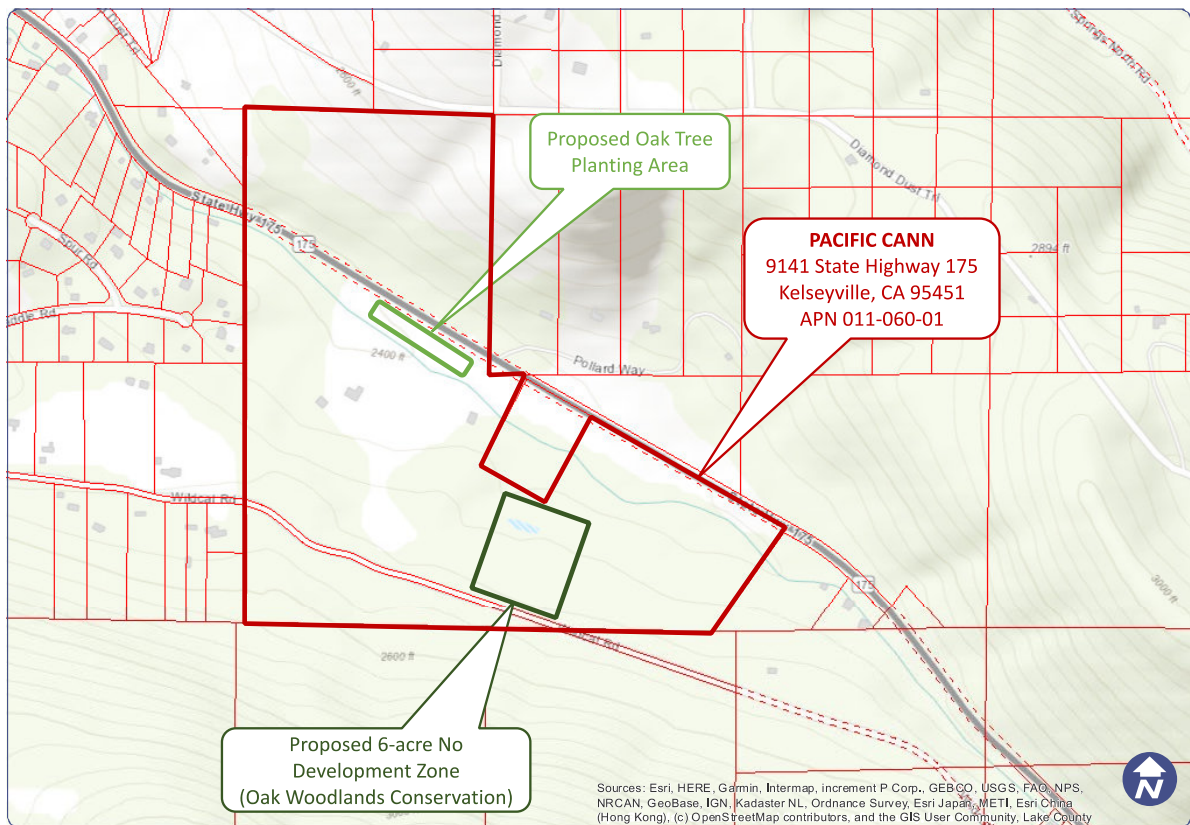


Figure 3. Oak Mitigation Diagram

Hours/Days of Operation and Number of Employees: Operations would occur year-round and up to seven days per week. Hours of operation for the proposed activities would typically be between approximately 7 am and 7 pm daily. The Lake County Zoning Ordinance restricts deliveries and pickups for cannabis cultivation operations from 9 am to 7pm Monday through Saturday and Sunday from 12 pm to 5 pm. Three to six fulltime year-round personnel will be needed for cultivation operations, with an additional three to six seasonal personnel needed for processing operations.

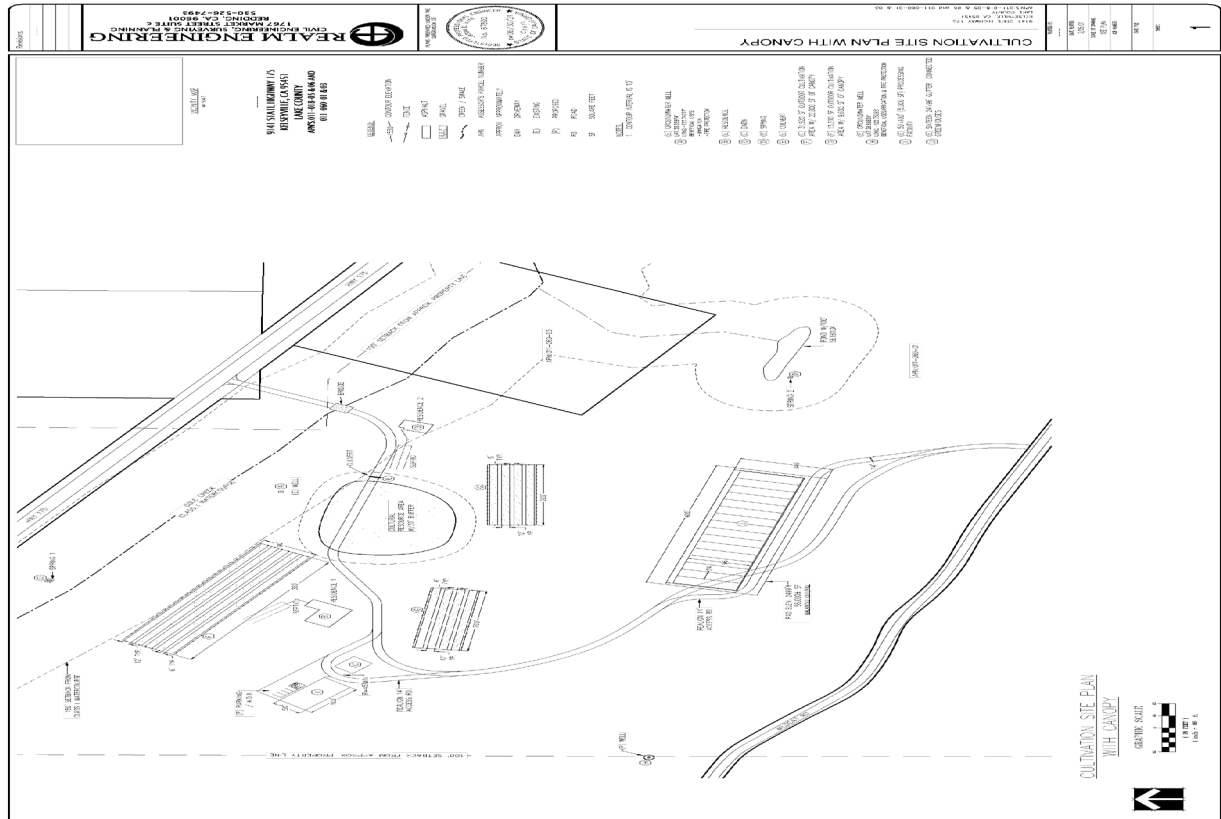


Figure 4. Cultivation Site Plan with Canopy

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

- The parcels to the **North and West** have a Land Use Designation of “RR” Rural Residential or “SR” Suburban Reserve and are greater than one (1) acre in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses
- The parcels to the **East** have a Land Use Designation of “RL” Rural Land or “RR” Rural Residential and are greater than four (4) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.
- The parcels to the **South** have a Land Use Designation of “TPZ” Timberland Protection Zone and are greater than 35 acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.

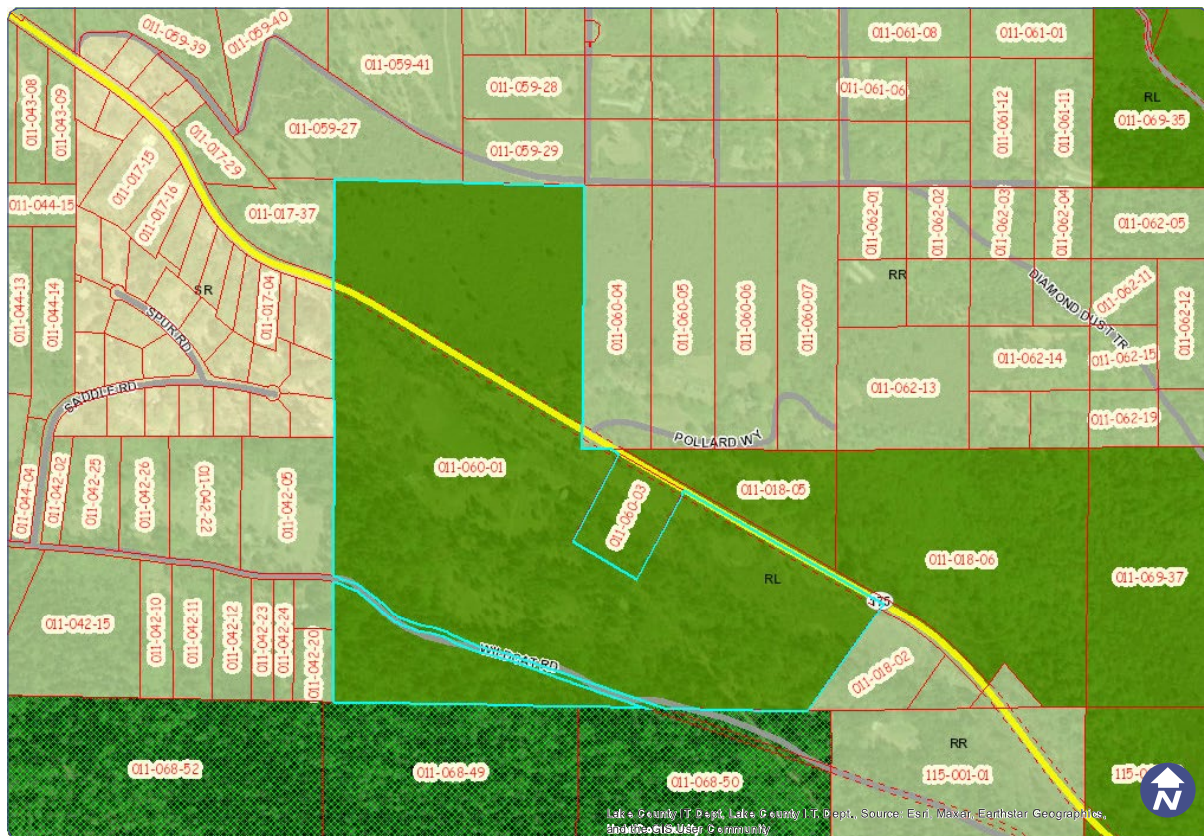


Figure 5. Zoning of Project Parcel and Surrounding Properties

21. 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 Department of Cannabis Control

22. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for 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 June 3, 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 an AB 52 Tribal Consultation request for this project nor did we receive controversial comments.

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Roy Sherrell, Environmental & Regulatory Compliance Consultant
 Reviewed by: Andrew Amelung, Program Manager, County of Lake



 SIGNATURE

Date: 9/23/2022

Mireya Turner, Community Development Department Director
 County of Lake Community Development Department

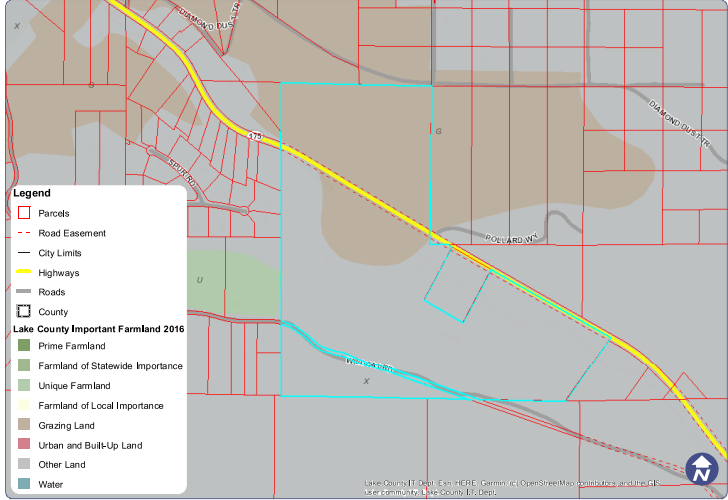
SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist 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:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Project Parcel is located in a rural area that is accessed via a private gravel access road that connects Wilcat Road and Highway 175 through the Project Parcel. Highway 175 is a designated scenic corridor, with an associated Scenic Combining District that varies in width throughout the Cobb Mountain Planning Area. The proposed Project would be located over 300 feet from Highway 175, beyond a dense riparian forest that obscures views of the Project Parcel from the highway. The Project Sites are located near the center of the Project Parcel, and are surrounded by a conifer forest that creates a dense visual screen around the Project Sites. The conifer forest surrounding the Project Sites is particularly good for visual screening, due to the fact that conifers maintain their needles year-round, versus deciduous trees which drop their leaves each fall.</p> <p>The Project has some potential to create additional light and/or glare from the use of horticultural lights within the proposed greenhouses, and exterior security lighting. The Lake County Zoning Ordinance requires that all lights involved in the cultivation process be fully contained within structures or otherwise shielded to fully contain any light or glare. According to Pacific Cann's Property Management Plan, the greenhouse structures will be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used. The Lake County Zoning Ordinance also requires all outdoor lighting to be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.</p> <p>Impacts would be Less than Significant with Mitigation Measure AES-1 and AES-2 incorporated.</p> <p>AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.</p> <p>AES-2: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.</p>	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The Project will not obstruct the view of any scenic features from a public viewpoint, nor would it alter the view from Highway 175 of the surrounding rural and mountain viewsheds. The Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 7
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		<p>The project is located in a rural area of the County where development is sparse except for rural single-family development and/or agricultural uses. The proposed Project would be located over 300 feet from Highway 175, beyond a dense riparian forest that obscures views of the Project Parcel from the highway. The Project Sites are located near the center of the Project Parcel, and are surrounded by a conifer forest that creates a dense visual screen around the Project Sites. The project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings.</p> <p>Less than Significant Impact.</p>	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			<p>The Project has some potential to create additional light and/or glare from the use of horticultural lights within the proposed greenhouses, and exterior security lighting. The Lake County Zoning Ordinance requires that all lights involved in the cultivation process be fully contained within structures or otherwise shielded to fully contain any light or glare. According to Pacific Cann's Property</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**
					<p>Management Plan, the greenhouse structures will be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used. The Lake County Zoning Ordinance also requires all outdoor lighting to be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.</p> <p>Impacts would be Less than Significant with Mitigation Measure AES-1 and AES-2 incorporated.</p>	
<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>						
<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?</p>				X	<p>Per the Farmland Mapping and Monitoring Program, the Project Parcel is categorized as Other Land and Grazing Land. Therefore, the Project would not convert farmland that is important farmland to non-agricultural use.</p>  <p>No Impact.</p>	1, 2, 3, 5, 6, 9, 10
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X	<p>The Project Parcel has a land use zoning designation of “RL-B5-SC-WW” Rural Lands - Special Density/Lot Size - Scenic Combing District - Waterway and the cultivation of commercial cannabis will not conflict with an existing zoning designation for agricultural use 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.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 9, 10

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 Parcel has a land use zoning designation of “RL-B5-SC-WW” Rural Lands - Special Density/Lot Size - Scenic Combining District – Waterway. 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 within “RL-B5-SC-WW” Rural Lands - Special Density/Lot Size - Scenic Combining District – Waterway Land Use Zoning Designations upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. Less than Significant Impact.	1, 2, 3, 5, 6										
d) Result in the loss of forest land or conversion of forest land to non-forest use?		X			<p>According to the Oak Mitigation Plan prepared by Jacobzoon and Associates, (dated July 2021) the cannabis operation would be established in areas characterized as pockets of Oak Woodland with signs of previous agricultural uses. Development of the proposed cultivation operation will result in the disturbance of approximately two acres of oak woodland habitat and the removal of 22 mature (+6” DBH) oak trees. The oak woodland habitat is dominated by blue oaks (Q. douglasii) of up to 43” DBH, but averaging 12” DBH and averaging approximately 39’ in height.</p> <p>To comply with the California Oak Woodlands Conservation Act, a 6-acre No Development Zone will be established in the southeastern portion of the Project Parcel around and directly adjacent to the onsite pond, to mitigate for the two acres of the Blue Oak Woodland habitat disturbed as a result of developing the proposed cultivation operation. Additionally, three oaks seedlings will be planted, protected and irrigated for seven years in the portion of the Project Parcel between Cole Creek and Highway 175, for each oak tree removed, to mitigate for their loss within the area of the proposed cultivation operation. The table below outlines the number of trees to be replaced by species at a ratio of three to one (3:1).</p> <table><tr><td>Blue Oak</td><td>Black Oak</td><td>Valley Oak</td><td>Interior Oak</td><td>Bush Interior Live Oak</td></tr><tr><td>54</td><td>24</td><td>24</td><td>12</td><td>6</td></tr></table> <p>Impacts would be less than Significant with Mitigation Measures AFR-1 through AFR-4 incorporated.</p> <p>AFR-1: Prior to project development, the applicant shall plant three to five acorns within 114 acorn basins, spaced 20-25 feet apart within the oak woodland habitat between Cole Creek and Highway 175 on the Project Parcel.</p> <p>AFR-2: The acorn basins shall be protected with a 3-foot diameter circle of wood chips to protect the seedlings from competing vegetation, and tree shelters to deter herbivory by wildlife.</p> <p>AFR-3: The acorn basins shall be equipped with a temporary drip irrigation system, and seedlings shall be irrigated for a minimum of seven (7) years.</p> <p>AFR-4: Annual Monitoring Report(s) shall be submitted to the County of Lake – Community Development Department by December 31 of each year. The Annual Monitoring Report(s) shall include an executive summary containing all relevant data regarding the health and vigor of the oaks, discuss any replacement planting, invasive plant management efforts or other remedial measures taken, summarize any changes or recommendations for adaptive management for the site, and contain photos.</p>	Blue Oak	Black Oak	Valley Oak	Interior Oak	Bush Interior Live Oak	54	24	24	12	6	1, 2, 3, 5, 6, 40
Blue Oak	Black Oak	Valley Oak	Interior Oak	Bush Interior Live Oak												
54	24	24	12	6												

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		X			The Project would not convert farmland to a non-agricultural use. The Project would convert approximately two acres of mixed-oak woodland to a non-forest use. The Applicant proposes to establish a 6-acre No Development Zone in addition to the mitigation measures outlined in their Oak Mitigation Plan, to mitigate for the two acres of mixed-oak woodland that will be disturbed as a result of Project development. Impacts would be less than Significant with Mitigation Measures AFR-1 through AFR-4 incorporated.	1, 2, 3, 5, 6, 40
<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 site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.</p> <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. Fugitive dust would 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.</p> <p>Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s), or when being processed (drying, curing, trimming) after harvest. The ventilation system of the proposed Processing Building/Facility, in which the processing of raw cannabis plant material from the proposed cultivation areas will occur, shall be equipped with carbon filters/air scrubbers to mitigate odors emanating from the building. Accurate records of repairs and replacements to the ventilation and odor mitigation system shall be maintained and retained onsite for at least three years.</p> <p>Additionally, the Applicant proposes to 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>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-9 incorporated.</p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, the Applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions, or provide proof that a permit is not needed.</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</p>	1, 2, 3, 4, 5, 6, 11, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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: All buildings proposed for cannabis processing shall be equipped with filtration systems that prevent the movement of odors, pesticides, and other air borne contaminants out of or into the structure.</p> <p>AQ-9: All air filtration and/or odor mitigation equipment of the cultivation operation shall be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Processing Facility/Building shall be replaced each quarter.</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			<p>The Lake County Air Basin is designated as in attainment area for all applicable federal and state ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County.</p> <p>On-site construction is likely to occur over a relatively short period of time (approximately 6 to 8 weeks) with vegetation removal and grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards. Additionally, the applicant would be required to mitigate all construction-related dust through Mitigation Measures AQ-1 through AQ-9.</p> <p>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-9 incorporated.</p>	1, 2, 3, 4, 5, 6, 11, 12, 13
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located approximately 500 feet west of the proposed cultivation operation. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would only be applied during the growing months and applied carefully to individual plants to prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos. No serpentine soils are mapped within the proposed cultivation areas, parking area, or processing building area.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 11, 12, 13

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 500 feet away (exceeding the minimum requirement of two hundred feet in Lake County Code).</p> <p>As discussed in above section III (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).</p> <p>The Property Management Plan submitted, which is a component of the proposed Project, stipulates that the applicant shall prepare an Odor Control and Response Plan which shall be submitted to the Community Development Department for review and approval. As part of the Plan, property owners and residents within a 1,000-foot radius of the proposed Project would be provided with the contact information of the individual responsible for responding to odor complaints.</p> <p>Impacts would be Less Than Significant with Mitigation Measures AQ-1 through AQ-9 incorporated.</p>	1, 2, 3, 4, 5, 6, 11, 12, 13
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 Resource Assessment (dated September 21, 2020) and Botanical Survey Report (dated June 12, 2021) were prepared by G.O Graening, Ph.D and Tim Nosal, M.S of Natural Investigations Company, Inc. located in Sacramento, CA. The Biological Resources Assessment and Botanical Survey Report were prepared in compliance with the California Environmental Quality Act and the Federal and State Endangered Species Acts. These assessments/reports provide information about the biological and botanical 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.</p> <p><u>Environmental Setting:</u> According to the reports, the Study Area is located Inner North Coast Range geographic subregion, which is contained within the Northwestern California geographic subdivision of the larger California Floristic Province. This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Property and vicinity are in Climate Zone 14 “Northern California’s Inland Areas with Some Ocean Influence “, with maritime air moderating temperatures that would otherwise be hotter in summer and colder in the winter.</p> <p>The topography of the Property is rugged, and consists of a flat valley with steep sloping hills. The elevation ranges from approximately 2,400 feet to 2,800 feet above mean sea level. Drainage runs to the middle of the property to Cole Creek. The grasslands within the Property have been used as horse pasture. Soils found within the Property are derived from volcanic rocks - obsidian and andesite. No soils derived from serpentine parent materials is mapped in or adjacent to the Property.</p> <p><u>Field Surveys:</u> Dates of biological and botanical field surveys (indicating the botanical field surveyor(s) that surveyed each area on each survey date), and total person-hours spent: Tim Nosal, MS., September 10, 2020, majority of day; March 17, 2021, half day; June 8, 2021, half day.</p> <p>Variable-intensity pedestrian surveys were performed, and modified to account for differences in terrain, vegetation density, and visibility. Survey efforts emphasized the search for any special-status species that had documented</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>occurrences in the CNDDDB within the vicinity of the Project Area and those species on the CNPS or USFWS species lists.</p> <p>When a specimen could not be identified in the field, a photograph was taken and/or a specimen was pressed and identified in the laboratory using a dissecting scope where necessary. Dr. Graening holds the following scientific collection permits: CDFW Scientific Collecting Permit No. SC-006802; and CDFW Plant Voucher Specimen Permit 09004. 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. 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"> • According to the report, no critical habitat for any federally-listed species occurs within the Project Area or the surrounding Study Area. • According to the report, there are no known habitat/wildlife corridors. • During the field survey, no special-status species were detected within the Project Area or the surrounding Study Area. • There are no wetlands, channels or watercourses within the Study Area that can sustain aquatic special-status animals because these habitats do not hold water long enough. • 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 (see Exhibits): 5 Riverine Features. • There is no evidence that project implementation will impact any special-status habitats. • No sensitive natural communities will be adversely impacted by project implementation. • No special-status plant species were detected during the surveys. • There is sufficient natural habitat on the Property that will remain undeveloped such no significant cumulative impacts will occur. <p>Impacts would be Less than Significant with Mitigation Measures BIO-1 through BIO-5 incorporated.</p> <p>BIO-1: Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field surveys were completed and the start of construction, a pre-construction survey for special-status species shall be performed by a qualified biologist prior to activation of this use permit to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.</p>	

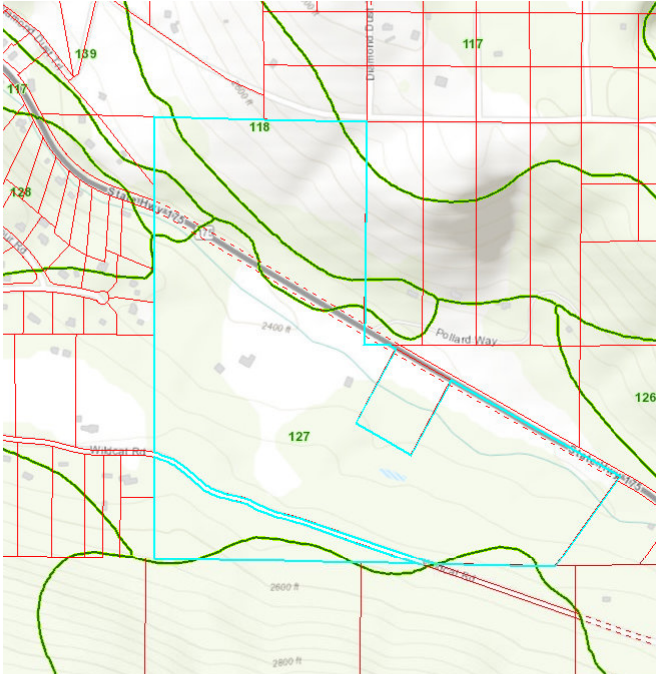
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO-2: If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p>BIO-3: All work should incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted; the Lake County Grading Regulations, and the State Water Resources Control Board’s Cannabis General Order (Order No. WQ 2019-001-DWQ).</p> <p>BIO-4: 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-5: 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>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>According to the Biological Assessment, the operation will not 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.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40
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		<p>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.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>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.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			<p>Lake County does not have a specific ordinance protecting native trees. However, Article 27 of the Lake County Zoning Ordinance regulates commercial cannabis cultivation and restricts tree removal as follows: <i>"The removal of any commercial tree species as defined by the California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (Quercus species) or Tan Oak (Notholithocarpus species) to develop a cannabis cultivation site should be avoided and minimized. This shall not include the pruning of any such tree species for the health of the tree or the removal of such trees if necessary for safety or disease concerns."</i></p> <p>According to the Oak Mitigation Plan prepared by Jaconszoon and Associates, (dated July 2021) the cannabis operation would be established in areas characterized with pockets of Oak Woodland and signs of previous agricultural uses. In total, the development would result in the disturbance of approximately two (2) acres of oak woodland habitat and the removal of 22 mature oak trees (+6-inch DBH). This is a potentially significant impact before mitigation. California Oak Woodlands Conservation Act requires mitigation for the removal of oak trees.</p> <p>To mitigate for the two acres of oak woodland habitat that would be disturbed, and forty oak trees that would be removed, the Applicant proposes to plant, protect, and irrigate for seven years 114 oaks seedling, and to establish a 6-acre No Development Zone. The proposed mitigation measures are discussed in detail in the Applicants Oak Mitigation Plan (attached) and Section II (d), above.</p> <p>Impacts would be Less than Significant with Mitigation Measures AFR-1 through AFR-4 incorporated.</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		<p>The Project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Study Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 40
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>A Cultural Resources Assessment was prepared by Tim Spillane and Dylan Stapleton of Natural Investigation dated October 2020. The 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>Findings of the Investigation:</u></p> <p>According to the report, a California Historical Resources Information System (CHRIS) records search was returned by the Northwest Information Center (NWIC) on September 22, 2020. The Native American Heritage Commission (NAHC) returned the results of a SLF search on August 31, 2020, and Natural Investigations Company conducted an intensive pedestrian survey of the Project Area on September 10, 2020.</p> <p>The CHRIS records search indicated that one prior cultural resource study has been completed which included portions of the Project Area, and that six additional studies have been completed outside the Project Area within the 0.25-mile record search radius. The CHRIS records search also indicates that one cultural resource has been previously recorded within the Project Area, and one additional resource has been recorded within 0.25 miles of the Project Area. The SLF search returned positive results for Native American resources in the vicinity of the Project.</p> <p>No previously unrecorded cultural resources were identified within the Project Area during the pedestrian survey, though a further extent of the known</p>	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>quarrying site was identified and recorded. A further extent of the previously recorded sensitive area was identified and recorded during the field survey and undertaken as part of this assessment. Natural Investigations recommended that the quarrying site and a 30-foot buffer be avoided by all Project-related ground-disturbance.</p> <p>Impacts would be Less than Significant with Mitigation Measures CUL-1 through CUL-3 incorporated.</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: A 30-foot buffer shall be established and maintained around all known cultural and/or sensitive area's related to ground disturbance/project development.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>See Response to Section IV(a). The CHRIS records search indicated that one prior cultural resource study has been completed which included portions of the Project Area, and that six additional studies have been completed outside the Project Area within the 0.25-mile record search radius. The CHRIS records search also indicates that one cultural resource has been previously recorded within the Project Area, and one additional resource has been recorded within 0.25 miles of the Project Area. The SLF search returned positive results for Native American resources in the vicinity of the Project.</p> <p>No previously unrecorded cultural resources were identified within the Project Area during the pedestrian survey, though a further extent of the known quarrying site was identified and recorded. A further extent of the previously recorded sensitive area was identified and recorded during the field survey and undertaken as part of this assessment. Natural Investigations recommended that the quarrying site and a 30-foot buffer be avoided by all Project-related ground-disturbance.</p> <p>For these reasons, no further cultural resources work is recommended at this time.</p> <p>Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.</p>	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to Section IV(a). The CHRIS records search indicated that one prior cultural resource study has been completed which included portions of the Project Area, and that six additional studies have been completed outside the Project Area within the 0.25-mile record search radius. The CHRIS records search also indicates that one cultural resource has been previously recorded within the Project Area, and one additional resource has been recorded within 0.25 miles of the Project Area. The SLF search returned positive results for Native American resources in the vicinity of the Project. The NAHC provided a list of fourteen tribes to be contacted for more information on these resources, which Natural Resources Company contacted in September of 2020. No information was received from the local tribes suggesting the presence of indigenous resources within the Project Area. Given these findings, there is no indication that the project would impact any historical or archaeological resources as defined under CEQA Section 15064.5, tribal cultural resources as defined under Public Resources Code Section 21074, or human remains, including those interred outside of formal cemeteries. Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.	1, 2, 3, 4, 5
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		On-grid power, supplied by PG&E, is the proposed primary energy source for the proposed Project. The mixed-light cultivation areas would include artificial lighting of up to 25 watts per square foot of canopy area. Other power uses include the interior lighting and ventilation systems of the proposed Processing Facility, security system(s), well pump(s), and any outdoor security lighting that might be 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. Less than Significant Impact	1, 2, 3, 4, 38
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance, unless the applicant proposes 'indoor cultivation' (not proposed with this application). No Impact	1, 2, 3, 4, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area".</p> <p>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.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>The soils of the Project Parcel in the area of the proposed cultivation operation are identified as the Collayomi-Aiken-Whispering complex by the NRCS Web Soil Survey, and characterized as well-drained gravelly loams derived from residuum weathered from andesite. The proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 42,000 ft² (0.9% of the Project Parcel) through the installation/construction of sixteen 2,304 ft² gutter-connected greenhouse structures and a 5,000 ft² metal building on a concrete slab. The proposed outdoor cultivation/canopy areas will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.</p> <p>Less than Significant Impact with the incorporated mitigation measures GEO-1 through GEO-4 incorporated.</p> <p>GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to the Water Resources Department and Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with 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> <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</p>	1, 2, 3, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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 install BMPs per the engineered Erosion and Sediment Plan included in the Property Management Plan submitted for this project. Said measures shall be maintained for life of the project and replaced/repared when necessary. The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the 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, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>The soils on the Project Parcel in the area of the proposed cultivation operation are identified as the Collayomi-Aiken-Whispering complex (Soil Type 127), by the NRCS Soil Survey. Soil Type 127 is comprised of gravelly and clay loam soils, which are deep and well drained soils with low to moderate shrink-swell potential.</p> <p>Therefore, the commercial operation would have minimal to no substantial direct or indirect risks to life or property. Any new construction requiring a building permit, such as the proposed greenhouses and Processing Facility, would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils if they are found to exist with a site-specific study.</p>  <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The proposed Project would be served by a proposed ADA-compliant restroom within the proposed Processing Facility. The restroom would rely on a new onsite wastewater treatment septic system, which would require a permit from the Lake County Department of Environmental Health. Prior to applying for a permit, the Lake County Department of Environmental Health requires a Site Evaluation to determine the suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. A proposed septic system would be located in an area of Type 127 soils. According to the USDA Soil Survey, this soil could support a septic system.</p> <p>Therefore, the proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the Department of Environmental Health.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			<p>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.</p> <p>Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.</p>	1, 2, 3, 4, 6, 8, 12, 16, 17, 18, 19, 23, 31, 32
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>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.</p> <p>In general, GHG emissions can come from construction activities (operation of equipment) and from post-construction activities (vehicle trips and energy to run mixed-light cultivation and the processing activities). Construction would occur over two 4 to 12 week periods and approximately 120 to 160 trips would be needed to complete construction activities over each period.</p> <p>According to the applicant, operations would occur year-round and up to seven days per week, with three to six fulltime year-round personnel needed for cultivation operations and an additional three to six seasonal personnel needed for processing operations. Post construction, average daily employee trips are anticipated to be 12, including one delivery/pickup trip per day.</p> <p>Energy would be required to power 30,000 sq. ft. of mixed-light canopy, with up to 25 watts per square foot, as well as the proposed Processing Facility, and security system(s). The proposed power source is PG&E's electrical grid, which would be brought to the cultivation area through the building permit process with Lake County.</p> <p>The California Department of Food and Agriculture regulations for commercial cannabis operations include renewable energy requirements beginning January 1, 2023, which require all indoor and mixed-light cultivators</p>	1, 2, 3, 4, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					with greater than 6 watts per sq. ft. of canopy to ensure that electrical power related to commercial cannabis activities meets the average greenhouse gas emissions intensity required by their local utility provider. As such, Pacific Cann would be required to ensure that their electrical power meets the average greenhouse gas emissions intensity as required by PG&E. Less Than Significant Impact	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significant for greenhouse gases. Less than Significant Impact.	1, 2, 3, 4, 11
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 Applicant, 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 requirements and notify managerial staff.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 35, 36, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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.</p> <p>Less than Significant Impact with Mitigation Measures HAZ-1 and HAZ-2 incorporated.</p> <p><u>Mitigation Measures:</u></p> <p>HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>HAZ-2: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>Refer to Section IX (a).</p> <p>According to the Applicant, 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 wooden barn). 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 and Agricultural Chemicals Storage Area. 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. 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 with Mitigation Measures HAZ-3 through HAZ-8 incorporated.</p> <p>HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 35, 36, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p>HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p>HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p> <p>HAZ-7: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p> <p>HAZ-8: The applicant shall obtain an Operator Identification Number from the Lake County Agricultural Commissioner's Office prior to using pesticides onsite for cannabis cultivation.</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	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No Impact</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 35, 36, 37, 38
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<p>The 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.</p> <p>No Impact</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 35, 36, 37, 38
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No Impact</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 25, 35, 36, 37, 38
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, 20, 21, 22, 23, 24, 35, 36, 37, 38
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		<p>The project site is located in a 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 applicant proposes to install two 5,000-gallon metal water storage tanks to be used for fire suppression purposes.</p>	1, 2, 3, 4, 20, 21, 22, 23, 24, 35, 36, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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.</p> <p>Refer to Section XX. Wildfire for additional details.</p> <p>Less Than Significant Impact</p>	
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><u><i>Surface Water</i></u> Cole Creek, a Perennial Class I watercourse, flows through the Project Property from east to west, paralleling Highway 175. A metal framed bridge on concrete abutments spans Cole Creek and provides access to the southern half of the Project Property from Highway 175 via the private access road. There are two springs on the Project Parcel and a small pond that discharges to Cole Creek via an ephemeral Class III watercourse. One of the springs has been developed (spring box) to supply domestic water to the two residences of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage will occur within 150 feet of any surface waterbody.</p> <p><u><i>Groundwater</i></u> The Project Parcel is located within the Clear Lake Pliocene Volcanic Ar. groundwater basin/Clear Lake Volcanics Groundwater Source Area as identified in the 2006 Lake County Groundwater Management Plan. There is an existing groundwater well on the Project Property located at Latitude 38.89974° and Longitude -122.74777°, which will serve as the primary water source for the proposed cannabis cultivation operation. This well was drilled through "blue-ish clays with some rock", volcanic ash, and obsidian, to a depth of 134 feet, and screened between 20 and 134 feet.</p> <p><u><i>Water Resources Protection</i></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. 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 Processing Building/Facility and/or portable restroom/washroom facilities, at all times when onsite.</p> <p>The Project Parcel was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger in October of 2020. Site Management and Nitrogen Management Plans will be developed for the proposed cultivation operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. 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. Pacific Cann 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> <p>Less than Significant Impact with Mitigation Measures from BIO-3 and BIO- 4, GEO-1 through GEO-4, HAZ-1 through HAZ 4, and HYD-1 incorporated.</p>	1, 2, 3, 4, 17, 28, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Department of Environmental Health requirements regarding onsite wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Department of Environmental Health for details.	
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 rely on water from onsite, permitted, and metered groundwater wells. The Project Parcel is located within the Clear Lake Pliocene Volcanic Ar. groundwater basin/Clear Lake Volcanics Groundwater Source Area as identified in the 2006 Lake County Groundwater Management Plan. There is an existing groundwater well on the Project Parcel located at Latitude 38.89974° and Longitude -122.74777°, which will serve as the primary water source for the proposed cannabis cultivation operation. Additionally, the applicant proposes to drill another groundwater well in the southwest portion of the Project Parcel to provide and additional/back-up water supply source for the proposed cultivation operation.</p> <p>The Applicant had a Hydrology Study prepared to evaluate their water resources. The Hydrology Study included a Drought Management Plan, as well. The existing onsite groundwater well has a Specific Capacity of 7.1 gpm/foot. Based on well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Property. A Radius of Influence Analysis indicated that pumping of the existing onsite groundwater well will not have an impact on neighboring groundwater wells. However, it does appear that pumping of the existing onsite groundwater well could potentially impact an onsite surface water body (Cole Creek) during periods of drought. Therefore, a mitigation measure using a second onsite groundwater well was proposed, to reduce the potential impacts to a less than significant level.</p> <p>Less than Significant Impact with Mitigation Measures HYD-2 and HYD-3 incorporated.</p> <p>HYD-2: The production wells shall have meters 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 and/or upon request.</p> <p>HYD-3: A second groundwater well shall be installed on the Project Property over 200 feet from Cole Creek, and the Applicant shall obtain at least 50 percent of the water used onsite for cannabis cultivation during a drought emergency from the second groundwater well.</p>	1, 2, 3, 4, 17, 28, 29, 30, 39
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>Less than Significant Impact with Mitigation Measures from BIO-3 and BIO- 4, GEO-1 through GEO-4, HAZ-1 through HAZ 4.</p>	1, 2, 3, 4, 17, 28, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
provide substantial additional sources of polluted run-off; or iv) impede or redirect flood flows?						
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, 4, 17, 28, 29, 30, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X			The Project Parcel is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order will ensure that the project does not conflict with or obstruct implementation of a water quality control plan. There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future. Less than Significant Impact with Mitigation Measures from BIO-3 and BIO- 4, GEO-1 through GEO-4, HAZ-1 through HAZ 4,	1, 2, 3, 4, 17, 28, 29, 30, 39
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 five (5) acres in size and either vacant/undeveloped or developed with single-family dwellings/accessory structures or agricultural uses. The project will not physically divide an established community. No Impact	1, 2, 3, 4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project parcels have a General Plan and Land Use Designation of "RR-RL-SC-WW-B5" Rural Residential – Rural Lands-Scenic Combining District-Waterway and Special Density/Lot Size. 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. 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). Less Than Significant Impact.	1, 2, 3, 4
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, 6, 17, 32
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, 3, 4, 6, 17, 32

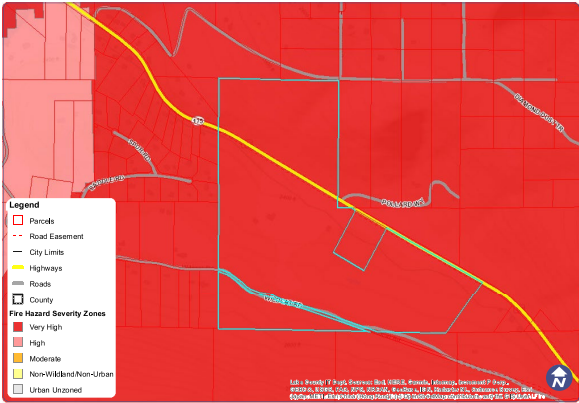
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Section XIII. NOISE <i>Would the project:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		<p>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.</p> <p>Less than Significant Impact with Mitigation Measures NOI-1 through NOI-3.</p> <p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>NOI -2: 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.</p> <p>NOI-3: Generators shall only be used as Emergency Power Backup Supply and shall not be used for regular power provision to this facility.</p>	1, 2, 3, 4
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or operation. There would be some grading required for the proposed structures, however earth movement is not expected to generate ground-borne vibration or noise levels. The low-level truck traffic would create a minimal amount of ground-borne vibration.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4
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	<p>The project is not located within an airport land use plan or within two (2) miles of a public airport.</p> <p>No Impact</p>	1, 2, 3, 4, 25
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		<p>The project is anticipated to induce very minor population growth through the employment of 3 to 6 full-time cultivation staff. Seasonal staff is expected to be hired locally.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere.</p> <p>No Impact</p>	1, 2, 3, 4
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			X		<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. The operation will not require the need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p>	1, 2, 3, 4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 					<p>The project was circulated to the Lake County Sheriff's Department, Calfire and the local fire protection districts for review and commenting. The Community Development Department did not receive any adverse comments.</p> <p>Less Than Significant Impact</p>	
<p align="center">SECTION XVI. RECREATION</p> <p align="center"><i>Would the project:</i></p>						
<p>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?</p>			X		<p>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.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4
<p>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?</p>				X	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p>No Impact</p>	1, 2, 3, 4
<p align="center">SECTION XVII. TRANSPORTATION</p> <p align="center"><i>Would the project:</i></p>						
<p>a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</p>			X		<p>The Project Parcel is accessed via a private gravel access road off of State Highway 175 and Wildcat Road. The existing private accessway and/or all other existing/proposed roadway will adhere to meet all applicable Federal, State and local agency requirements. 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.</p> <p>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) and 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.</p> <p>There are no known pedestrian or bicycle facilities on Highway 175 or Wildcat Road in the vicinity of the Project Parcel.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 34, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		<p>State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project. To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures for determining VMT or evaluating VMT impacts.</p> <p>During construction, the project is expected to generate approximately 80 to 120 trips over a 6 to 8 week periods. According to the applicant, operations would occur year-round and up to seven days per week, with three to six fulltime year-round personnel needed for cultivation operations and an additional three to six seasonal personnel needed for processing operations. Post construction, average daily employee trips are anticipated to be 12, including one delivery/pickup trip per day.</p> <p>Guidance regarding project-related VMT impacts is provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.</p> <p>The proposed Project would not generate or attract more than 110 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 34, 38
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	<p>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.</p> <p>No Impact</p>	1, 2, 3, 4, 34, 38
d) Result in inadequate emergency access?				X	<p>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. Internal roadways would meet 4290/4291 CalFire requirements for vehicle access.</p> <p>No Impact</p>	1, 2, 3, 4, 34, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	<p>A Cultural Resources Assessment (CRA) was prepared by Tim Spillane and Dylan Stapleton of Natural Investigation dated October 20, 2020. The 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>Findings of the Investigation:</u></p> <p>According to the report, a California Historical Resources Information System (CHRIS) records search was returned by the Northwest Information Center (NWIC) on September 22, 2020. The Native American Heritage Commission (NAHC) returned the results of a SLF search on August 31, 2020, and Natural Investigations Company conducted an intensive pedestrian survey of the Project Area on September 10, 2020.</p> <p>The CHRIS records search indicated that one prior cultural resource study has been completed which included portions of the Project Area, and that six additional studies have been completed outside the Project Area within the 0.25-mile record search radius. The CHRIS records search also indicates that one cultural resource has been previously recorded within the Project Area, and one additional resource has been recorded within 0.25 miles of the Project Area. The SLF search returned positive results for Native American resources in the vicinity of the Project.</p> <p>No previously unrecorded cultural resources were identified within the Project Area during the pedestrian survey, though a further extent of the known quarrying site was identified and recorded. A further extent of the previously recorded sensitive area was identified and recorded during the field survey and undertaken as part of this assessment. Natural Investigations recommended that the quarrying site and a 30-foot buffer be avoided by all Project-related ground-disturbance.</p> <p>No resources 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) have been identified on the Project Parcel.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 38
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X	<p>The CHRIS records search indicated that one prior cultural resource study has been completed which included portions of the Project Area, and that six additional studies have been completed outside the Project Area within the 0.25-mile record search radius. The CHRIS records search also indicates that one cultural resource has been previously recorded within the Project Area, and one additional resource has been recorded within 0.25 miles of the Project Area. The SLF search returned positive results for Native American resources in the vicinity of the Project. The NAHC provided a list of fourteen tribes to be contacted for more information on these resources, which Natural Resources Company contacted in September of 2020. No information was received from the local tribes suggesting the presence of indigenous resources within the Project Area.</p> <p>No previously unrecorded cultural resources were identified within the Project Area during the pedestrian survey performed for the CRA, though a further extent of the known quarrying site was identified and recorded. A further extent of the previously recorded sensitive area was identified and recorded during the field survey and undertaken as part of this assessment. Natural Investigations recommended that the quarrying site and a 30-foot buffer be avoided by all Project-related ground-disturbance.</p>	1, 2, 3, 4, 5, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 an existing well and power through PG&E. The Applicant plans to install an additional groundwater well and onsite wastewater treatment system. The Applicant shall obtain permits from the Lake County Department of Environmental Health for both the proposed groundwater well and septic system. Less Than Significant Impact	1, 2, 3, 4, 38
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		Please refer to Section X (b). A Hydrology Study was prepared for this application, indicating that the Project Property has more than a sufficient supply of water to serve the project, including foreseeable future development during normal, dry and multiple dry years. Less Than Significant Impact	1, 2, 3, 4, 38, 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, 4, 38
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) have 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, 4, 35, 36, 38
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels have and/or will have adequate services through onsite well(s), power through PG&E and an on-site waste management system (septic system). All facilities 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, 4, 35, 36, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		<p>The Project Parcel is accessed via a private gravel access road off of Highway 175 and Wildcat Road. Improvements to the private access road are proposed to meet PRC 4290 and 4291 standards. The road would be graveled with a surface engineered for 75,000 lb. capacity. Should this site need to evacuate, Highway 175 would be the evacuation route.</p> <p>The proposed project would not alter the physical configuration of the existing public roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. As such, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 21, 22, 26, 27, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			<p>The property is located within the State Responsibility Area (SRA) and is in a High Fire Hazard Severity Zone.</p>  <p>The Project Parcel is accessed via a private gravel access road off of Highway 175 and Wildcat Road. Improvements to the private access road are proposed to meet PRC 4290 and 4291 standards. The road would be graveled with a surface engineered for 75,000 lb. capacity. The applicant shall establish defensible space around the proposed cultivation operation and adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code. Said requirements shall be maintained for life of the operation. Additionally, the applicant proposes to install two 5,000-gallon metal water storage tanks to be used for fire suppression purposes when needed. Overall, cannabis cultivation does not exacerbate wildfire risks, and the project would improve emergency vehicle accessibility to the Project Parcel.</p> <p>Less than Significant Impact with Mitigation Measures WILDFIRE-1 through WILDFIRE-3 incorporated</p> <p>WILDFIRE-1: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.</p> <p>WILDFIRE-2: Any vegetation removal or manipulation shall take place in the morning hours before relative humidity drops below 30%.</p> <p>WILDFIRE-3: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</p>	1, 2, 3, 4, 6, 21, 22, 23, 26, 27, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The Project Parcel is accessed via a private gravel access road off of Highway 175 and Wildcat Road. Improvements to the private access road are proposed to meet PRC 4290 and 4291 standards. The road would be graveled with a surface engineered for 75,000 lb. capacity. Additionally, the applicant proposes to install two 5,000-gallon metal water storage tanks to be used for fire suppression purposes</p> <p>The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 21, 22, 26, 27, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X			<p>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.</p> <p>The erosion and sediment control measures identified in the applicants' Property Management Plan and Erosion and Sediment Control Plan would likely be destroyed in the event of a wildfire on the Project Parcel. Therefore, the erosion and sediment control measures would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.</p> <p>Less than Significant Impact with Mitigation Measure WILDFIRE-4 incorporated.</p> <p>WILDFIRE-4: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.</p>	1, 2, 3, 4, 6, 21, 22, 23, 26, 27, 38

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			<p>The project proposes the cultivation of commercial cannabis in a rural area of the County on a parcel that is zoned "RL" Rural Lands. As proposed and evaluated in this IS/MND, the project would not 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; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory, with implementation of the required mitigation measures.</p> <p>Mitigation measures are listed herein to reduce impacts related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u>.</p> <p>Less Than Significant Impact with All Mitigation Measures Incorporated.</p>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			<p>Potentially significant impacts have been identified related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u>. 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. 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. Incremental impacts, if any, would be very small, and the cumulative impact of the cultivation operation, in combination with other projects in the areas, would be less than significant. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the foreseeable future.</p> <p>Less than Significant with All Mitigation Measures Incorporation</p>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The project has been planned and designed to avoid significant environmental impacts. As discussed in the analysis of this IS/MND, the proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u> 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</p> <p>Less than Significant with Mitigation Incorporation</p>	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Cobb Mountain Area Plan
4. Application Packet, including their Property Management Plan and Site Plans
5. Cultural Resources Assessment; prepared Natural Investigations Company, dated October 2020
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 September 21, 2020
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. Kesleyville 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. Hydrology Report prepared by Realm Engineering, dated August 16, 2022
40. Oak Mitigation Plan prepared by Jaconszoon and Associates, dated July 2021