



COUNTY OF LAKE

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

Dated: September 23, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY IS 20-38

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** J Grade Organics
2. **Permit Number:** Initial Study IS20-38 for Major Use Permit UP20-32
3. **Lead Agency and Address:** County of Lake
Community Development Department – Planning
Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Andrew Amelung, Cannabis Program Manager (707)
263-2221
5. **Project Location(s):** 22052 and 22066 Jerusalem Grade Road, Lower Lake
APN: 013-013-29 and 013-013-39
6. **Project Sponsor's Name/Address:** Anthony Herrera
21373 Hwy 175, Unit D-172, Middletown, CA 95461
7. **General Plan Designation:** Rural Lands, Resource Conservation
8. **Zoning:** "RL-WW" Rural Lands - Waterway Combining
Districts
9. **Supervisor District:** District One (1)
10. **Flood Zone:** "D" – Area of undetermined, but possible flood hazard
11. **Slope:** Although the parcel has steeper slopes along the
waterways, the project area is relatively flat.
12. **Fire Hazard Severity Zone:** Project Parcels Located within State Responsibility
Area, Moderate Fire Hazard Severity Zone
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** None
15. **Parcel Size:** 36.78 Acres in total (+9.70 and +27.08 Acres)

16. Environmental Setting and Existing Conditions

The proposed cannabis project is located at 22052 and 22066 Jerusalem Grade Road, Lower Lake, CA, approximately 7.76 miles west of the intersection of Highway 29 and Highway 175 in Lower Lake. The present land use of the property is residential and has used for animal grazing. The project parcels are zoned "RL-WW" Rural Lands – Waterway Combining

District and has a land use designation of Rural Lands-Resource Conservation (RL-RC). Soda Creek runs along the eastern property boundary, and an unnamed intermittent channel, an unnamed ephemeral channel, and upland swale were identified on the property. This Property has several vehicle stream crossings. The cultivation area is set back more than 200 feet from Soda Creek, and more than 100 feet from the other two watercourse. The property is accessed by private graveled roads off Jerusalem Grade and Daly Place. The parcels are 36.78 acres combined. The proposed cultivation operation will have a footprint of approximately 1.5 acres. The site is minimally developed. The project area is flat and will not require grading or terracing. The property is developed with a permitted residence and septic system, residential accessory structures, and an existing well. The parcels can be found on the 1958 United States Geological Survey (USGS) Jericho Valley 7.5-minute topographic quadrangle, within Section 11 of Township 11 North, Range 6 West of the Mount Diablo Base and Meridian.

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

J Grade Organics is seeking discretionary approval from Lake County for a Major Use Permit to commercially cultivate cannabis for a total of 72,309.6 square feet of cultivation area and a total of 50,972 square feet of commercial cannabis canopy area at 22052 and 22066 Jerusalem Grade Road, Lower Lake (APN 013-013-29 & 013-013-39), as follows:

- *One (1) A-Type 3 “outdoor” license*
- *Three (3) A-Type 1C “outdoor” license*

The project also proposes:

- (1) Existing 720 square-foot storage and processing building; the red barn (34 ft. by 40 ft.).
- (3) Shipping (Conex) containers
 - (1) 40 ft. by 10 ft.
 - (2) 10 ft. by 20ft.
- (1) Existing Residence
- (1) Storage Shed (12 ft. by 20 ft.)
- (1) Electrical Shed (11 ft. by 11 ft.)
- (1) Processing and Drying, Fertilizer and Pesticide Storage Shed (24 ft. by 30 ft.)
- (1) Septic Tank
- (1) Leach Field
- (1) Well and Pump
- (2) 5,000 Gallon Water Filtration Tank
- (1) 5,000 Gallon Water Storage Tank
- (3) 2,500 Gallon Water Storage Tank
- Proposed 6ft Tall Opaque Fencing
- Proposed ADA Compliant Portable Restroom (10 ft. by 10 ft.)
- Proposed Gravel Parking Area with ADA Parking Space and Turn Around (20 ft. by 20ft.)

The proposed cultivation activities would occur in an open flat area of unused land on APN 013-013-29. APN 013-013-39 will not be used for cultivation and cannabis activities. The 50,972 square feet of outdoor cultivation would occur in full sun in 400-gallon soil bags “Smart pot”, with

approximately 505 bags used. The cultivation compound is approximately 1.25 acres in size and will be enclosed with 6-foot opaque fencing.

No ground disturbance is proposed. A grading permit application has been submitted to the County of Lake due to application requirements. No new buildings or roads are planned at this time. A tractor will be used to till amendments into the soil and create furrows for planting. A soil stockpile and compost pile will be established within the garden enclosure.

Water for the proposed project is supplied by a well and electric pump located in the northeastern portion of the parcel (APN 013-013-39) at coordinates (38 49.229, -122 29.785) and was completed in May 2020. According to the Well Installation Summary Report by JAK Drilling stated that well had a yield of 17 gallons per minute. The well is approximately 171 feet deep. The other well on the property that is adjacent to the residence will not be used for cannabis cultivation. The water will be pumped via underground PVC piping to two filtration tanks near the residence (each 5,000 gallons), and then on to four tanks, totaling 12,500 gallons of water storage, (one at 5,000 gallons and three at 2,500 gallons) adjacent to the garden. Irrigation will be provided via black poly tubing and emitters (drip irrigation).

According to the Hydrology Technical Memorandum by North Bay Civil Consulting, dated April 22, 2022, the project's water use per day is estimated at 4,500 pgd (3.15 gpm) and 1.66 to 2.48 acre-feet (AF) or approximately 1.3% and 1.1% of the annual recharge during an average and dry year for a 180-day cultivation season. J Grade Organics would need approximately 0.31 inches of rainfall to infiltrate into the recharge area to satisfy its demand. The project's daily demand represents 18.5% of the well yield and between 6.0% - 9.0% of the annual well production in acre-feet. The well site is located nearest to the Coyote Valley groundwater basin (Basin #5—18) which is approximately 2.8 miles East of the basin boundary. It is unlikely that the well will draw from the Coyote Valley groundwater basin since the well is screened to an elevation of 768 to 828-feet and the Coyote Valley Basin ranges between a maximum of 1,400-feet and a minimum of 1,100-feet at the outlet.

The existing home will house up to two employees. The flush toilets within the home will be available to employees. Portable toilets will be rented as needed to support additional workers during peak work periods. Proposed is an ADA-compliant restroom (10 feet by 10 feet) with flush toilets. Electricity for the home and shed is provided by the local electric utility. Diesel generators will provide emergency back-up electricity.

Employees will use the existing driveway for parking and staging. Proposed is a parking area (20 feet by 20 feet) with ADA parking and an emergency vehicle turnaround). Dirt access roads connect the cultivation operational areas. Existing facilities that will not be used for this operation include several outbuildings such as corrals, stables, a greenhouse, and chicken coop.

The proposed project will be full sun with outdoor cultivation operations. All electricity for the project will be supplied from PG&E and will mainly be used for the well pumps, processing facility which will be equipped with ventilation fans, and security system. The project proposes a backup generator to be used in emergency situations when electricity cannot be supplied by PG&E.

The growing medium of the proposed outdoor cultivation area will be composed of an amended soil mixture in the ground, in full sunlight, with drip irrigation systems supplying water and nutrients. The native soil will be enriched with imported organic matter such as worm castings or compost. After the first year when native soils have been blended with imported organics, dry fertilizers will be used to optimize nutrients. The Property Management Plan will be updated with

an inventory of fertilizers and application rates. Fertilizer consists of a mixture of granular (seabird guano) and liquid products (Ferticell of Terravesco), and compost tea generated on site. These substances will be stored in a stormproof shed, Conex container, or outbuilding. Fertilizers will be properly labeled and containers will be sealed when stored.

The proposed business hours of operation will be between 6:00 am and 6:00 pm daily with deliveries and pickups restricted to 9:00 am to 7:00 pm Monday through Saturday and 12:00 pm to 5:00 pm on Sunday. The cultivation operation will be closed to the public.

Figure 1. Vicinity Map

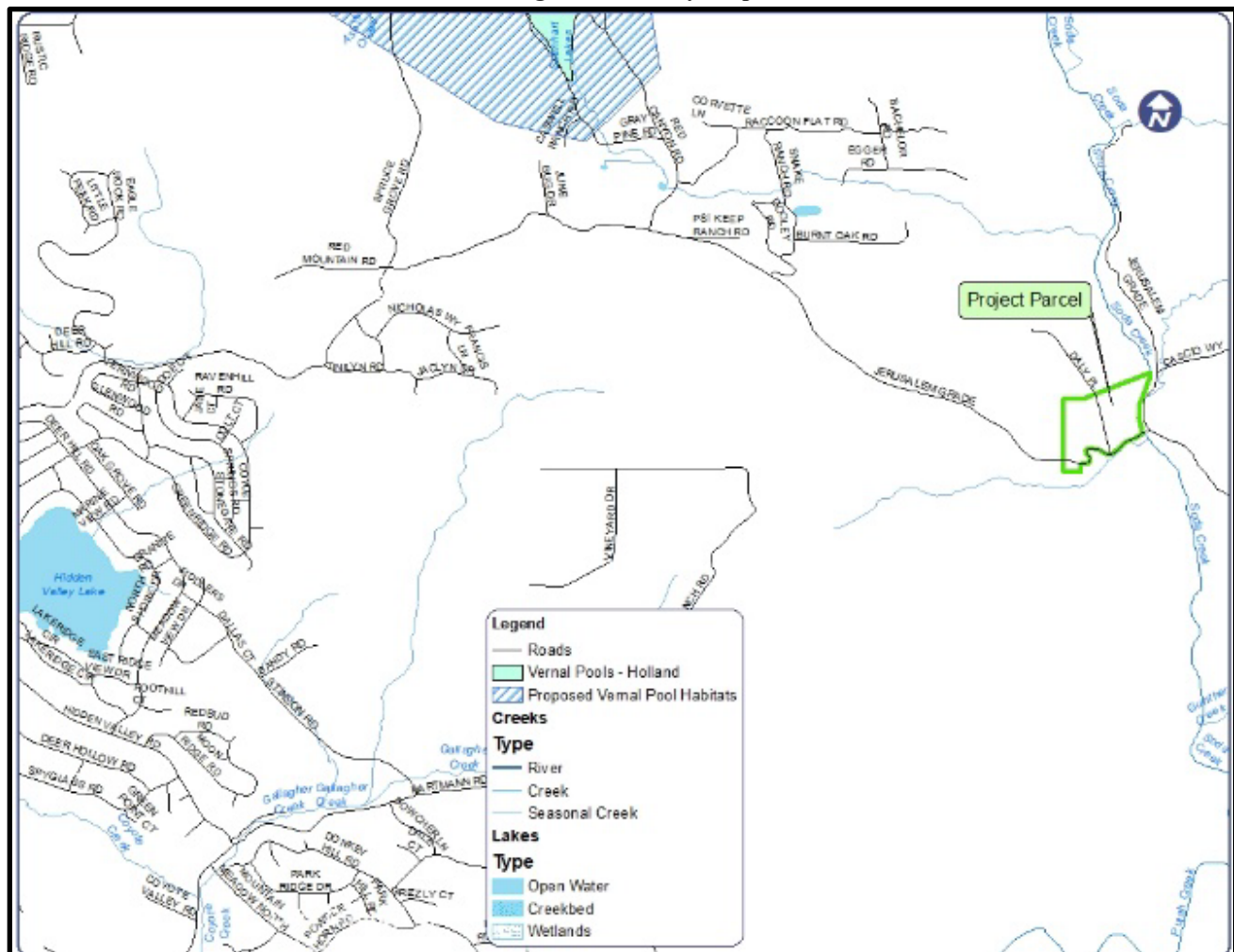
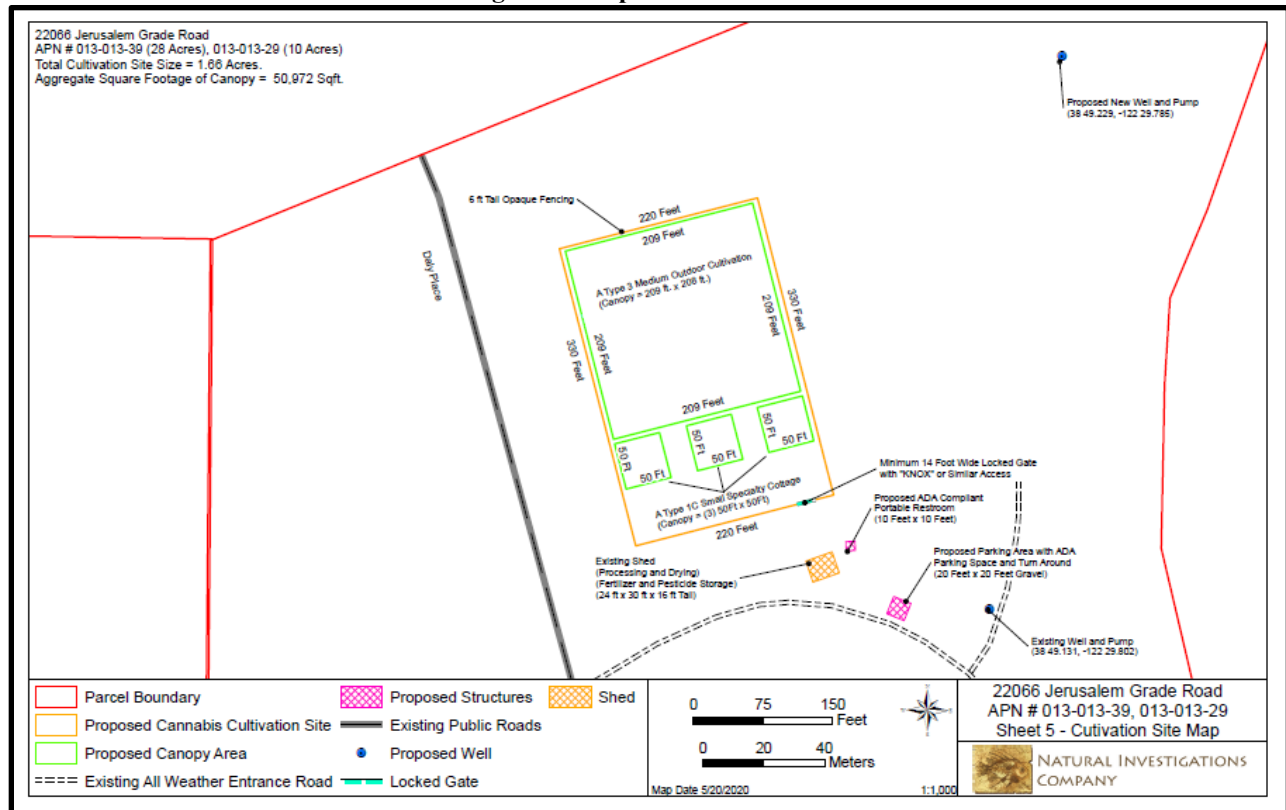


Figure 2. Zoning Map



Figure 3. Proposed Site Plan



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

The property is surrounded by “RL” Rural Lands-zoned properties. Sizes of the parcels varies from approximately 10 to 80 acres. The nearby properties appear to contain dwellings and open space. The project parcel is not within a Community Growth Boundary and the nearest parcel boundary is approximately 2.5 miles from the nearest Community Growth Boundary.

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

Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff Department
Lake County Fire Protection District (CalFire)
California Water Resource Control Board
California Department of Forestry & Fire Protection (CalFire)
California Department Fish and Wildlife (CDFW)
California Department of Food and Agriculture (CalCannabis)
California Department of Pesticides Regulations
California Department of Public Health
California Bureau of Cannabis Control
California Department of Consumers Affairs

19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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

Notification of the project was sent to local tribes, **Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Yocha Dehe, and HERC.**

Yocha Dehe Wintun Nation reviewed and decided that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation on April 28, 2020. Therefore, they declined any comment on the project.

The California Historical Resources Information System (CHRIS) stated that buildings, structures, and objects 45 years or older may be of historic value and recommended an evaluation by a qualified professional. Additionally, the 1986 study covered 80% of the proposed project area. CHRIS recommended further archival and field studies for the entire project area. A cultural resources assessment prepared in December 2019 was submitted by the applicant.

ATTACHMENTS

Attachment 1 – Property Management Plan dated January 10, 2020

Attachment 2 – Biological Site Assessment dated December 18, 2019

Attachment 3 – Hydrology Report dated April 22, 2022

Attachment 4 – Mitigation Monitoring and Reporting Program

Attachment 5 – Site Plans dated May 26, 2022

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

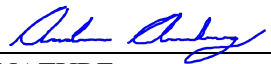
DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
LACO Associates

Reviewed by:
Andrew Amelung, Cannabis Program Director



SIGNATURE
Mireya Turner, Director
Community Development Department

Date: 9/23/2022

SECTION 1- EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact

2 = Less Than Significant with Mitigation Incorporation

3 = Less Than Significant Impact

4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project parcel is located in a rural area of the County and there are no scenic vistas on or adjacent to the subject site. The cultivation area will be screened within 6-foot tall opaque fencing (Attachment 1). The proposed use will not have a substantial adverse impact to a scenic vista. Less Than Significant Impact.	1, 2, 3, 4, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The project is not located within the vicinity of state scenic highway. There is no damage proposed to historic buildings or rock outcroppings, or removal of trees. See Section I (a) above. Less Than Significant Impact.	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The majority of the proposed use would occur on what is currently an open, flat grassy area. The cultivation area will be screened within 6-foot tall opaque fencing (Attachment 1). The use will be compatible with the zoning of this property, as the proposed use is allowed within the "RL" Rural Lands zoning designation upon securing a major use permit pursuant to Article 27 (Table B) of the Lake County Ordinance. Less Than Significant Impact.	1, 2, 3, 4, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light through artificial lighting and/or glare through exterior security lighting. A lighting plan showing fixture types and locations is required and shall meet the County's recommended darkskies.org lighting. Less Than Significant with Mitigation Measure added: <u>AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to permit issuance.</u>	1, 2, 3, 4, 5, 6
II. AGRICULTURE AND FORESTRY RESOURCES						
<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>						
<i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The proposed cultivation parcels are in an area designated as "Grazing Land" by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact farmland. In addition, the subject site is not within a Williamson Act contract. Therefore, the proposed operation will not impact/convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	See Section II (a). The project does not conflict with zoning and the project property is not in a Williamson Act Contract. Less than Significant Impact.	1, 2, 3, 4, 5
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	The proposed use will not conflict with existing zoning, or cause rezoning of forest land, timberland, or timber production as defined by the Government Code. In addition, the proposed use is allowed within the "RL" Rural Lands zoning designation upon securing a major use permit pursuant to Article 27 (Table B) of the Lake County Ordinance. No Impact.	1, 2, 3, 4, 5, 7, 8
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. No Impact.	1, 2, 3, 4, 5, 7, 8
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact.	1, 2, 3, 4, 5, 7, 8

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

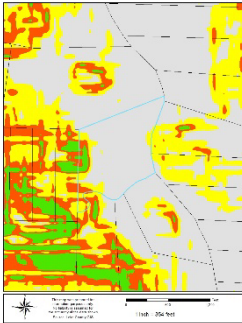
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		<p>The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation in the cultivation area. Vehicular traffic, including small delivery vehicles, would be contributors during and after site preparation. Odors generated by the plants, particularly during harvest season, will require mitigation either through passive means (separation distance), or active means (Odor Control Plan). While the project does propose the use of ventilation fans and carbon filters in the processing facility, the implementation of mitigation measures below would further reduce air quality impacts to less than significant. A back-up generator is proposed and will be regulated through the Air Quality Management Department.</p> <p>Less Than Significant with Mitigation Measures added:</p> <p><u>AQ-1:</u> All mobile diesel equipment used for site preparation 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 Emission Standards.</p> <p><u>AQ-2:</u> Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed by adequate dust control to mitigate airborne emission during and after site development.</p> <p><u>AQ-3:</u> Off-site odor impacts shall be mitigated to minimize nuisance to nearby residences, property, and public roads. All manufacturing and delivery operations must comply with Lake County Air Quality Management District (LCAQMD) rules and regulations.</p>	1, 3, 4, 5, 10, 21, 36
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				<p><u>AQ-4:</u> All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation or construction debris, including waste material, is prohibited.</p> <p><u>AQ-5:</u> Prior to cultivation, the primary access and parking areas shall be surfaced with chip seal as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/ trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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><u>AQ-6:</u> All areas subject to infrequent use as driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?		X		<p>The proposed project has some potential to create fugitive dust during site preparation and odor impacts from the cultivation activities. The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 Incorporated.</p>	1, 3, 4, 5, 10, 21, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X		<p>Nearby residences are approximately 1,000 feet from the proposed cultivation site. The operation as proposed is not expected to release any significant amounts of pollutants. However, if odors become problematic to an adjacent neighbor, property, or public roads, the odor mitigation plan will be implemented as described in the Property Management Plan (Attachment 1).</p> <p>With mitigation measure AQ-1 through AQ-6, the impact is reduced to less than significant.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 Incorporated.</p>	1, 3, 4, 5, 10, 21, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X		<p>Sensitive receptors in the area include adjacent and near proximity residents. The off-premises houses are approximately 1,000 feet away from the edge of the cultivation area. Odor control measures will be necessary for the cultivation areas, including the outdoor portion of the site used for cannabis cultivation. The cultivation areas are set back a significant distance from the nearest off-site dwellings, so passive odor control (separation distance) and the project's proposed mitigations may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 1,000 feet of the property as required by Air Quality.</p> <p>Less Than Significant Impact with mitigation measures AQ-1 through AQ-6 added.</p>	1, 2, 3, 4, 5, 10, 21, 36
<p>IV. BIOLOGICAL RESOURCES <i>Would the project:</i></p>					
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		X		<p>The applicant provided a Biological Resources Assessment (Attachment 2), prepared by Natural Investigations Co. dated December 18, 2019. According to the assessment report, a reconnaissance-level field survey was conducted on December 9, 2019 and no special status species were detected within the study area. The non-native grasslands and pasture have a low potential for harboring special-status plant species due to the</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 30, 33

Fish and Game or U.S. Fish and Wildlife Service?				<p>dominance of aggressive non-native grasses and forbs. Trees and poles provide suitable nesting habitat for various bird species.</p> <p>Implementation of the mitigation measure below would reduce potential adverse impacts to less than significant.</p> <p>BIO-1: Trees shall be inspected for the presence of active bird nests before any tree felling or ground clearing. If active nests are present in the project area during construction of the project, CDFW shall 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>Less Than Significant Impact with mitigation measure BIO-1 added.</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			<p>The Biological Resources Assessment identified three water courses on the project parcel, but outside of the proposed project cultivation area. The cultivation area is set back more than 200 feet from Soda Creek, and more than 100 feet from the other two watercourses. Potential impacts from discharge or sediment or other pollutants could occur during construction or operation. All biological impacts can be mitigated using the Mitigation Measure added below.</p> <p>BIO-2: The applicant shall enroll and comply with Cannabis Cultivation Order WQ 2017-0023-DWQ which will ensure that cultivation operation will not significantly impact water resources. A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance, within 200 feet of any wetland or drainage.</p> <p>Less than Significant Impact with mitigation measure BIO-2 added.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 30, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			<p>The project parcel does contain a portion of Soda Creek and its associated riparian habitat and in-channel wetlands, as well as an unnamed intermittent and an unnamed ephemeral watercourse. No vernal pools or other isolated wetlands were identified. The waterways are protected under State and federal laws, due to the potential habitats for special-status plant and animal species. The project does not propose any direct changes to any of the water features and proposes to maintain a minimum distance of 200 feet from Soda Creek and 100 feet from the other watercourses in order to avoid any indirect adverse effects. The biological assessment concluded that there are no adverse effects from the proposed project.</p> <p>Less than Significant Impact with mitigation measures BIO-1 and BIO-2 added.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 30, 33
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>The total ground disturbance for the proposed cannabis cultivation area will be less than one acre due to the area being previously disturbed by grazing. The Biological Assessment states that the proposed cannabis cultivation and operation area is intentionally located greater than 200 feet away from Soda Creek. Since the proposed project area will be developed in disturbed grassland habitat, the construction of the cultivation area will not impact any chaparral, woodland, or forest habitats.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 30, 33

				<p>Although the surveyed area on the project parcel contains suitable nesting habitat for various bird species as a result of the presence of nearby trees and poles, no nests or nesting activity were observed in the area during the field survey.</p> <p>Less than Significant Impact with mitigation measures BIO-1 and BIO-2 added.</p>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	<p>No tree or habitat removal is proposed. There are no tree conservation designations on the subject site that would apply to the project.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	<p>There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this project site.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
<p>V. CULTURAL RESOURCES <i>Would the project:</i></p>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		<p>The Cultural Resources Assessment Natural Investigations Company identified two isolated prehistoric lithic artifacts during the field survey. The artifacts are by definition found outside of an interpretable archaeological context; typically such isolates lack the potential to yield information important in prehistory. The assessment determined that no further consideration is needed. In the event of an unanticipated discovery of a cultural resource during project implementation, mitigation measures shall be implemented.</p> <p>Implementation of mitigation measures below would further reduce adverse impacts to less than significant.</p> <p><u>CUL-1:</u> Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.</p> <p><u>CUL-2:</u> Prior to initial ground disturbance, the applicant and the Tribe shall coordinate and jointly select a Tribal Cultural Advisor designated by the Tribe to facilitate mitigation measures related to tribal cultural resources of the Project in coordination with the applicant.</p> <p><u>CUL-3:</u> All ground disturbing activities occurring in conjunction with the project or within the Project Area shall be monitored by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring</p>	1, 3, 4, 5, 14, 15

				<p>should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined with the Tribal Cultural Advisor. If the project Tribal Cultural Advisor advises that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries as detailed in CUL-1.</p> <p>CUL-4: All on-site personnel of the project shall receive resource sensitivity training as advised by the project Tribal Cultural Advisor prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.</p> <p>CUL-5: The Project applicant-must meet and confer with the Tribe, at least twenty (20) days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		<p>No changes are expected to archaeological resources. As mentioned in Section V (a), the CHRIS records search and the Archeological Report, indication that the Project will not impact any historical or archaeological resources as defined under CEQA Section 15064.5. However, in the event that a cultural resource is inadvertently discovered during project activities, mitigation measures CUL-1 through CUL-5 will reduce the impacts to less than significant.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</p>	1, 3, 4, 5, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		<p>Minimal ground disturbing activities are proposed overall, and in particular any minor ground disturbance is occurring in areas previously disturbed. The County requires the applicant to notify the Lake County Sheriff's Department, the local overseeing tribe(s), and the Community Development Department if any human remains (or significant artifacts) are unearthed during site preparation.</p> <p>CUL-6: The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-6 added.</p>	1, 3, 4, 5, 14, 15
VI. ENERGY <i>Would the project:</i>					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of			X	<p>The applicant states that they will use on-grid power as the primary energy source. The cultivation site will require small amounts of power for the well and security system. Additionally, processing facility will require power.</p>	1, 3, 4, 5

energy resources, during project construction or operation?				Less than Significant Impact.	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X		<p>The proposal will not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency. The property has electrical provided by PG&E. the proposed project will be full sun/outdoor cultivation operations. For the cultivation operation, small amounts of power will be required to power low voltage items such as security cameras, and water pumps for drawing groundwater and mixing liquid fertilizers into irrigation systems. Energy consumption will be metered using Electric Meters (Kwh Meters) for alternating current and DC meters that measure power in ampere-hours. The meters included in the controllers/inverters that are part of the power solar system. The energy plan, as stated in the Property Management Plan will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5
VII. GEOLOGY AND SOILS <i>Would the project:</i>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?		X		<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> According to County of Lake GIS, the project property is considered as generally stable area. Ground shaking, ground failure or liquefaction will not likely occur on this property in the future.</p> <p><u>Landslides</u> There is little to no risk of landslides based on the project area's slope, which is mostly flat with some areas of gradual slope as well as the parcel consisting mostly of stable soil.</p>  <p><u>Slope Map of Subject Site</u></p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?		X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:</p> <ul style="list-style-type: none"> • Henneke-Montara-Rock Outcrop complex (142): 15 to 50 percent slopes. This unit is on hills and mountains and consists of gravelly and clay loam, with about 15% rock outcrop. The soil is shallow and well drained. Permeability is moderately slow. Surface runoff is rapid, and erosion hazard is severe. The vegetation is mainly brush. No part of the proposed operation will occur on this unit. • Maxwell Clay Loam (165): 2 to 8 percent slopes. This map unit is in basins and on basin rims and 	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 26

consists of clay loam. Permeability is very slow, surface runoff is medium, and erosion hazard is moderate. The vegetation is mainly forbs and annual grasses. The proposed cultivation is entirely in this unit.

- **Talmage Very Gravelly Sandy Loam (237):** 0 to 2 percent slopes. This map unit is on alluvial fans and floodplains, and adjacent to drainageways. The soil is very deep and somewhat excessively drained; permeability is moderately rapid. Surface runoff is very slow and erosion hazard is slight. Only a small portion of the project property is within this soil unit. No part of the proposed operation will occur on this unit.
- **Yorkville Variant Clay Loam (255):** 2 to 8 percent slopes. This map unit is on alluvial fans, landslips, and toe slopes. The soil is very deep and well drained. Permeability is slow, surface runoff is medium, and erosion hazard is moderate. No part of the proposed operation will occur on this unit.



County of Lake Soils Map

The soil type occurring on the cultivation area is **Maxwell Clay Loam (165)**. The project location is almost entirely flat with a very minimal/gradual slope and therefore no erosion or loss of topsoil is anticipated.

The 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 typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

Implementation of mitigation measures below would further reduce adverse impacts associated with erosion and water quality to less than significant.

GEO-1: Prior to any ground disturbance, the permittee shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background

				<p>levels shall be allowed to flow from the project area. All BMPs shall be maintained for life of the project.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 to May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>Less than Significant Impact with Mitigation Measures GEO-1 through GEO-3 added.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is no grading or proposed ground disturbance on any unstable soils.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25
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 primary soil type in the project site is Maxwell Clay Loam (165). The soil is very deep and somewhat poorly drained. Permeability is very slow. The shrink-swell potential is high. No new structures are proposed.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25
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 wastewater?			X	<p>A septic system exists on the property. Should a revised or new system be required, it would need to be approved by Lake County Department of Environmental Health.</p> <p>No Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	<p>The Cultural Resources Assessment Natural Investigations Company did not identify any unique paleontological resources or unique geologic features, and none are currently mapped or known on the site.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 11, 14, 15
<p align="center">VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i></p>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	<p>In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction will occur on the site (greenhouses and the new processing facility), and there are minimal gasses that could result from outdoor and indoor cultivation activities. The cannabis plants will to a small degree help capture carbon dioxide. The cultivation operation will generate small amounts of carbon dioxide from vehicle trips for employees.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 21, 29, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' county and does not have established thresholds of significance for greenhouse gases.</p> <p>No Impact</p>	1, 3, 4, 5, 21, 29, 36

IX. HAZARDS AND HAZARDOUS MATERIALS*Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		<p>The proposed project will use only fertilizers and pesticides that are in compliance with the California Department of Food and Agriculture for use on cannabis plants. All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited.</p> <p>All products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufactures original containers and packaged condition inside the secure storage area. Spill containment and cleanup equipment will also be maintained within the Processing Facility.</p> <p>Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added.</p> <p><u>HAZ-1:</u> Potentially-hazardous waste shall not be disposed of on-site without review or permits from Lake County Department of Environmental Health, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p><u>HAZ-2:</u> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p><u>HAZ-3:</u> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p><u>HAZ- 4:</u> 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 Department of Environmental Health. Industrial waste shall not be disposed of on site without review or permit from Lake County Department of Environmental Health or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p><u>HAZ-5:</u> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into any creek or wetland. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable		X		See Response to Section IX (a). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25,

upset and accident conditions involving the release of hazardous materials into the environment?				secondary containment structures. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil according to County GIS Data. Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added.	29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	The proposed project is not located within one-quarter mile of an existing or proposed school. The closest school is approximately located in 3.5 miles away from the proposed project site. No Impact.	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substances, or State Water Resources Control Board. Less Than Significant Impact.	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact.	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	The project would not impair or interfere with an adopted emergency response or evacuation plan. For fire hazards, staff should be trained in fire prevention and fire safety. Fire extinguishers will be placed in strategic places and checked regularly for proper function. Staff will have access to news and communication sources so that any emergency broadcasts or evacuation notices can be received in a timely manner. Additionally, the project is not located along a designated evacuation route or identified in the County's Emergency Response Plan. No Impact.	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	The site is mapped as having a moderate fire risk. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Less than Significant Impact.	1, 3, 4, 5, 20, 35, 37
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	The project parcel is currently served by an existing onsite septic and well for an existing residential structure. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less Than Significant Impact.	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	According to the submitted Hydrology Report (North Bay Civil Consulting 2022), the estimated water use for an entire year will be approximately 2.48 acre-feet for outdoor cultivation. The project property has an existing domestic well to the southeast of the cultivation site (not used for Cannabis) and one new well located to the east of the cultivation site (dedicated to Cannabis). The project property is in the Coyote	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

				<p>Valley Groundwater Basin. Coyote Valley Basin estimated storage capacity is 29,000 acre-feet and has a usable storage capacity of 7,000 acre-feet. North Bay Civil Consulting (2022) concluded that the proposed project's water use would have a less than significant cumulative impact upon groundwater resources in the Basin.</p> <p>An inline water meter will be installed to determine how much water is being used. Staff will record and log all data in order to be reviewed annually to see the project's water use.</p> <p>Less than Significant Impact.</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>i) Result in substantial erosion or siltation on- or off-site;</p> <p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</p> <p>iv) Impede or redirect flood flows?</p>		X		<p>Soda Creek is at least 200 feet away from the proposed cultivation area. The proposed implementation of Best Management Practices and mitigation measures GEO-1 through GEO-3 will mitigate the potential erosion and surface runoff water.</p> <p>Less than Significant Impact with mitigation measures GEO-1 through GEO-3 added.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	<p>There are no flood zones on the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	<p>See response to X (d).</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<p align="center">XI. LAND USE AND PLANNING</p> <p align="center"><i>Would the project:</i></p>					
a) Physically divide an established community?			X	<p>The proposed project site would not physically divide an established community.</p> <p>No Impact.</p>	1, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	<p>The proposed project will not cause a significant environmental impact nor conflict with any land use plan, including but not limited to, the Lake County General Plan, the Lower Lake Area Plan, and the Lake County Zoning Ordinance.</p> <p>The current designated General Land Use is Rural Lands and zoning on the site is "RL" Rural Lands, which is a land-use</p>	1, 3, 4, 5, 20, 21, 22, 27

				<p>zone that Article 27 of the Lake County Zoning Ordinance allows commercial cannabis cultivation with a major or minor use permit. The proposed one (1) A-Type 3 “outdoor” License and three (3) A-Type 1C “outdoor” Licenses are permitted uses in the Rural Lands. The project meets all applicable development standards outlined in the zoning ordinance. This project is consistent with the Lake County General Plan, the Lower Lake Area Plan, and the Lake County Zoning Ordinance.</p> <p>Less than Significant Impact.</p>	
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	<p>Neither the County of Lake’s General Plan, the Lower Lake Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.</p> <p>No Impact.</p>	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X	<p>See response to Section XII(a).</p> <p>No Impact</p>	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		<p>Short-term increases in ambient noise levels to uncomfortable levels could be expected during project preparation. Mitigation measures will decrease these noise levels to an acceptable level.</p> <p>Less Than Significant with the following mitigation measures incorporated:</p> <p><u>NOI-1:</u> All site preparation 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><u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	1, 3, 4, 5, 6, 36
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	<p>The project is not expected to create unusual groundborne vibration due to facility operation. The low-level truck traffic during site preparation and deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 36

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	Project is not located within an airport land use plan or within 2 miles of a public airport. No Impact.	1, 2, 3, 4, 5, 6, 22
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth. No Impact.	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing will be displaced as a result of the project. No Impact.	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. No Impact.	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 29, 31, 32, 33, 34, 36, 37
XVI. RECREATION <i>Would the project:</i>						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 3, 4, 5

XVII. TRANSPORTATION						
Would the project:						
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?		X			The proposed project site is accessed from Daly Road off of Jerusalem Grade Road. Site preparation is expected to take less than two weeks. Daily employee trips are anticipated to be between 8 and 18 trips including maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9 th edition). TRANS-1: Prior to this use permit having any force or effect, the applicant shall submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the road to assure PRC compliance. Less than Significant Impact with mitigation measure TRANS-1 added.	1, 3, 4, 5, 9, 20, 27, 35, 38
b) Would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?			X		See Response to Section XVII (a). Less than Significant Impact.	1, 3, 4, 5, 9, 20, 27, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed project will not increase hazards; no changes to Jerusalem Grade or Daly roads are proposed or would be needed due to project implementation. Less than Significant Impact.	1, 3, 4, 5, 9, 20, 27, 35
d) Result in inadequate emergency access?			X		As proposed, this project will not impact existing emergency access. Property and cultivation site access is proposed to meet SRA fire regulations: Less than Significant Impact.	1, 3, 4, 5, 9, 20, 27, 35
XVIII. TRIBAL CULTURAL RESOURCES						
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		The Cultural Resources Assessment yielded no significant historical, cultural, or tribal resources eligible for listing in the California Register of Historical Resources or by the Public Resources Code. The site is not 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). Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		The Cultural Resources Assessment concluded that the isolated artifacts identified during the field survey are not considered significant cultural resources as defined in the Public Resources Code. The site is not 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 Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS						
Would the project:						
a) Require or result in the relocation or construction of new or expanded water, wastewater			X		The subject parcel is served by an existing domestic well and septic system and a new well to the east the project site (Attachment 1). The applicant shall adhere to all Federal, State	1, 3, 4, 5, 29, 32, 33, 34, 37

treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				and Local regulations regarding wastewater treatment and water usage requirements. There is no obvious change proposed that might adversely affect these named categories. Less Than Significant Impact.	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	The applicant proposes minimizing water use through drip irrigation. Less Than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	The subject parcel is currently served by a permitted on-site septic system. In the event that the proposed processing facility will have restrooms, expanded or new septic system needs will require permits through the Lake County Building Division as well as the Lake County Department of Environmental Health. Less Than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility weekly. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. Waste generation from site will be minimal and all vegetative waste will be composted. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	All federal, state, and local requirements related to solid waste will apply to this project but are not anticipated to create issues that require additional mitigation measures. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34
XX. WILDFIRE					
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	The subject site is accessed by Daly Road. The property is located within the State Responsibility Area (SRA) and is in a moderate fire hazard severity zone. The site is gradually sloped and has a fairly sparse fuel load. SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. The access road will be improved to comply with Public Resource Code (PRC) section 4290 and 4291, as outlined in mitigation measure TRANS-1. The addition of cannabis cultivation to this area will not further increase the risk of injury or death due to a wildfire. This site is no more prone to excessive fire risk than most other sites in Lake County. Further, the trips generated by this use will be roughly the equivalent of a single-family dwelling (around 10 average daily trips) based on the number of employees proposed. Less than Significant Impact with mitigation measure TRANS-1 added.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	The fire risk on the site is moderate and the slope on the site is mostly 10% or less. 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 majority of the project is located in an already disturbed area. The property's natural vegetation is well maintained, which reduces the fuel load.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

				Less than Significant Impact.	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X		<p>The site improvements proposed are minimal, and don't rise to the level of warranting additional roads. The responsible Fire Districts have not indicated that additional fire breaks are necessary.</p> <p>The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not limited to property line setbacks for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Department of Environmental Health, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 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>There is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project. The property is minimally sloped and does not have a high runoff classification.</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 a Cultivation of Commercial cannabis in an open, somewhat previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p> <p>Less than Significant with Mitigation Measures Added.</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>Cultural and Tribal Resources</u>, <u>Geology/Soils</u>, <u>Hazards</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Transportation</u>. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.</p> <p>Less than Significant with Mitigation Measures Added.</p>	All
c) Does the project have environmental effects which will cause substantial adverse effects		X		<p>The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural and Tribal Resources</u>, <u>Geology/Soils</u>, <u>Hazards</u>, <u>Hydrology/Water</u></p>	All

on human beings, either directly or indirectly?				<p><u>Quality, Noise, and Transportation</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.</p> <p>Less than Significant with Mitigation Measures Added.</p>	
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* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Commercial Cannabis Cultivation Application – Major Use Permit
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment for the Cannabis Cultivation Operation at 22066 Jerusalem Grade by Natural Investigations Company dated December 18, 2019
14. Cultural Resources Assessment for the Cannabis Cultivation Operation at 22066 Jerusalem Grade by Natural Investigations Company dated December 2019
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
28. NA
29. Lake County Department of Environmental Health
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit on May 20, 2020
39. Agency Comments