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

October 10, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 20-104) ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	Wildcat Farmz Cannabis Cultivation Project
2. Permits:	Initial Study, IS 20-104 for the following: • Use Permit (UP-20-88)
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport, California 95453
4. Supervisor District:	District Five (5)
5. Contact Person/Phone Number:	Andrew Amelung, Cannabis Program Manager (707) 263-2221
6. Project Location:	9275 Antler Hill Dr. Kelseyville, CA
7. Parcel Numbers & Size:	Cultivation Area: 011-019-23 (53.80 acres) Clustering Area: 011-019-01, 011-019-09, 011-019-14, 011-019-15, 011-020-03, 011-020-26, 011-020-27, 011-020-28 (5.04, 5.44, 4.96, 5.40, 5.00, 1.08, 1.02, 12.5 acres, respectively)
8. Project Sponsor's Name/Address:	Autumn Karcey, CEO of Wildcat Farmz, LLC. 371 Lakeport Blvd. #396 Lakeport, CA 95453
9. General Plan Designation:	Resource Conservation (RC)
10. Zoning:	Timber Preserve Zone (TPZ)
11. Flood Zone:	"D" – Area of Undetermined Flood Hazard.
12. Slope:	Slopes in the cultivation areas are currently between 12% to 16%.
13. Natural Hazards:	Wildland Fire Hazard Area
14. Waterways:	Unnamed class III watercourse over 100 feet from Project Site in southeast portion of Property

15. Fire District: Kelseyville Fire Protection District

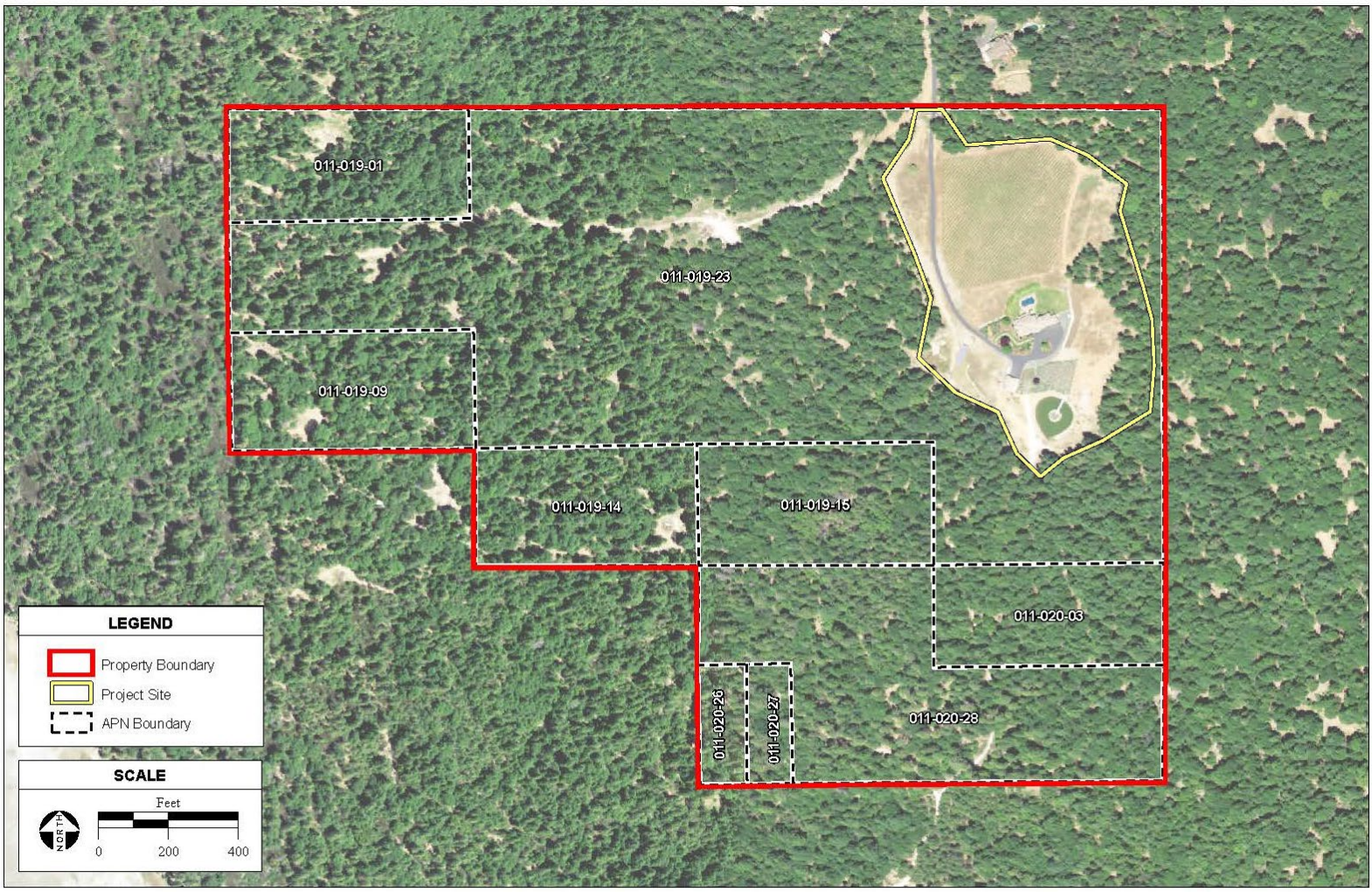
16. School District: Kelsey Unified School District

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).

The proposed Wildcat Farmz Cannabis Cultivation Project (Proposed Project) consists a total of 51,564 square feet (Sf) of commercial cannabis canopy area and associated ancillary facilitates on a parcel (APN 011-019-23) located in Kelseyville, CA in the County of Lake (County). The Project is being proposed with eight additional contiguous parcels (APNs: 011-019-01, -09, -14, -15, and 011-020-03, -26, -27, -28) in order to allow collocation/clustering of permits; however, Project activities and disturbance would only occur on APN 011-19-23 (**Figure 1**). Additionally, APNs 011-019-14, 011-020-26, and 011-020-27 will not be counted towards the total acreage of the Project as each is under five acres and does not qualify for clustering. Therefore, the total acreage of all qualified parcels is 87.18 acres. For clarification within this Initial Study, the Property refers to all nine parcels. The Project Site refers to the area that would house cannabis cultivation activities and experience development (see **Figures 1**, **2** and **3**). The Project Site represents approximately 12 acres of the total Property. Wildcat Farmz, LLC (Applicant) is seeking approval of two (2) A-Type 3 "Outdoor" Licenses and one (1) Type 3B Mixed-Light License and one (1) Type 13 Self-Transport Distribution License after approval of the Major Use Permit.

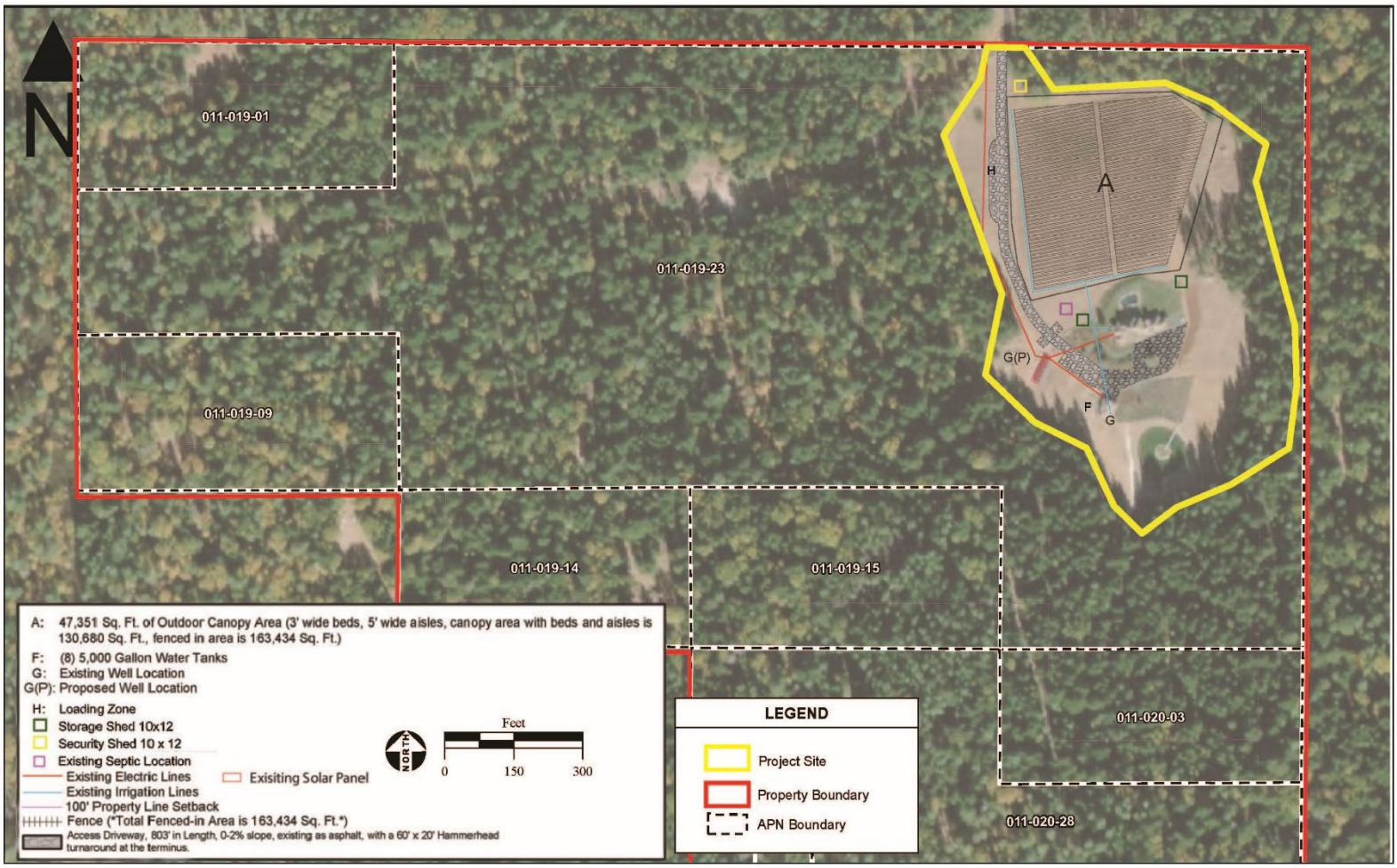
This Initial Study accesses the impacts of full buildout of the Proposed Project associated with approval of the Major Use Permit. **Figure 3** depicts the site plan for full buildout of the Proposed Project. Upon approval of the Use Permit and under full buildout, Cultivation Area A would be graded and the soil would be amended for in-ground cultivation with a drip irrigation system. The canopy bed area would increase to 51,564 sf and all ancillary facilities would be developed. The total square footage of beds and aisles would be approximately 140,409 sf. A six-foot tall security fence would surround the cultivation area with privacy screening; the total fenced-in area of Cultivation Area A would be approximately 187,918 sf.

Ancillary facilities and other components proposed under the Proposed Project include construction of a 22,000-sf mixed light greenhouse attached to a two story (up to 30 ft tall) 12,000 sf drying building, a two story (up to 30 ft tall) 10,000 sf processing building, utilization of two 50,000-gallon NFPA rated water tanks (steel/fiberglass) for irrigation and fire suppression, construction of an asphalt parking lot/loading zone, and installation of security fencing around the cultivation area. All buildings are prefabricated and compliant with IBC, CBC, and Title 24 codes. The total proposed building square footage is 44,000 sf. The Project Site includes an existing residence with associated private driveway. The residence is not a part of the project. The total access roadway, which is composed of gravel near the entry and asphalt terminating at the residence, is



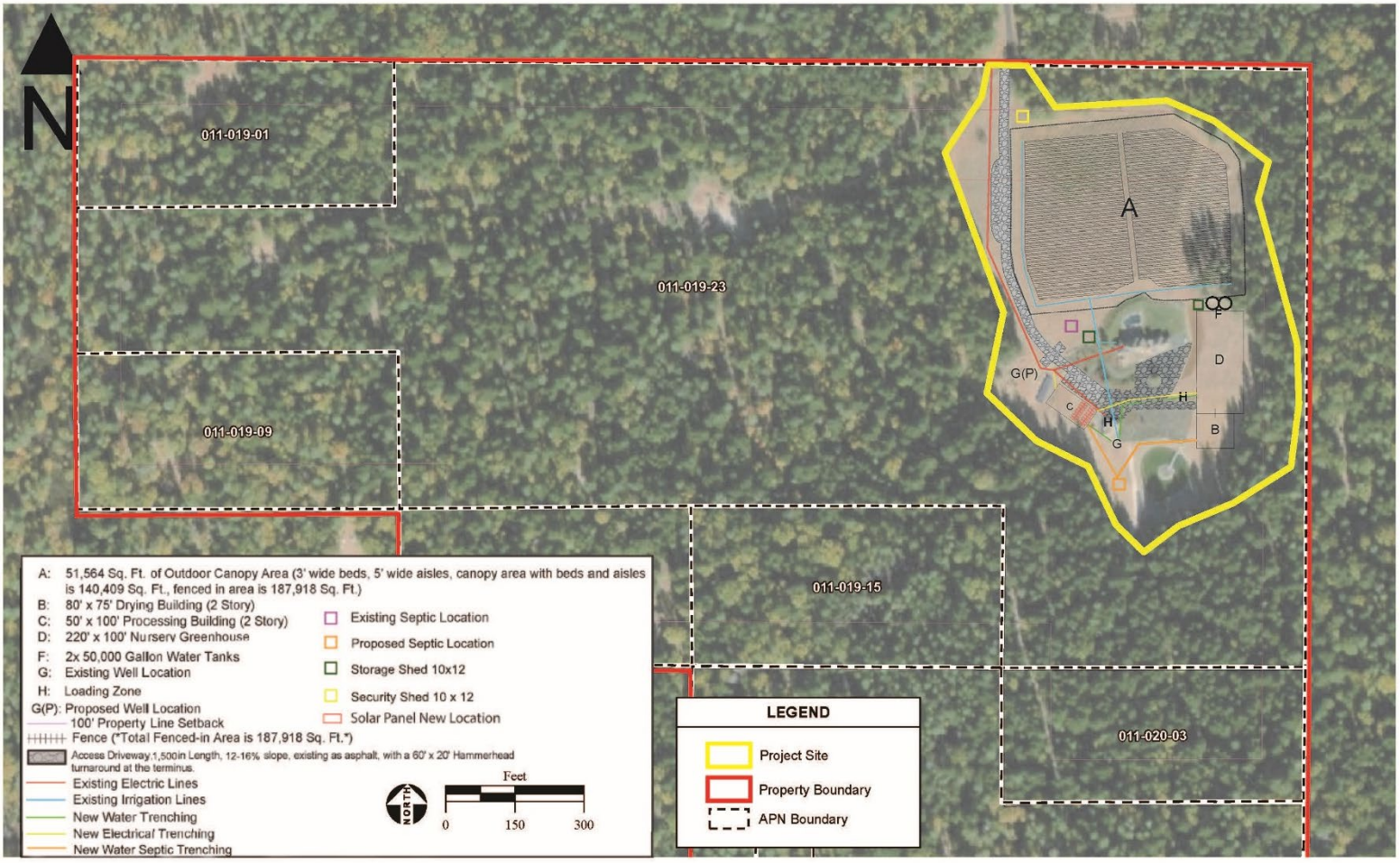
SOURCE: Lake County Parcel data, 2021; USDA NAIP Aerial Photograph, 6/02/2020; AES, 11/10/2021

Figure 1
Aerial Photograph



SOURCE: Lake County Planning Commission 3/27/2021; Lake County parcel data, 2021; AES, 11/10/2021

Figure 2
Early Activation Site Plan



SOURCE: Lake County Planning Commission 3/27/2021; Lake County parcel data, 2021; AES, 11/10/2021

Figure 3
Full Buildout Site Plan

approximately 1,529 feet in length with an approximate slope of 10 to 15 percent. The access driveway to the parcel currently has a security gate at the entrance of the property. The gate entrance is two feet wider than the width of the traffic lane, with more than 14 feet of unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. Twenty parking stalls (one ADA) would be installed, as well as a hammerhead turnaround at the terminus 60 feet wide and 20 feet in length. Once building permits are approved for the Proposed Project, roads/turnouts would be upgraded, as necessary, to comply with Calfire 4290 standards. A fresh six-inch layer of crushed rock/gravel would be applied to the existing road and turnouts. As determined by Calfire, the access roadway would either be re-graveled to a minimum width of 20 feet or a minimum with of 12 feet with turnouts every 400 feet. As the Applicant is applying for a Type-13 Self-Transport Distribution license, there would be dedicated loading zones in the parking lots in front of the processing building and greenhouse.

Table 1 below lists the Project components expected to require a building permit and/or zoning clearance from the County's Community Development Department.

TABLE 1
Proposed structures requiring building permits and/or zoning clearance from the Community Development Department

Structure	Proposed/Existing	Proposed Measurement	Proposed Use
Greenhouse (D)	Proposed	22,000 sf	Mixed-light cultivation
Drying building (B)	Proposed	12,000 sf	Cannabis drying
Processing building (C)	Proposed	10,000 sf	Drying, trimming, curing, and packaging, fertilizer and pesticide storage
Water storage fire tank x2 (F)	Proposed	50,000 gallons	Storage/irrigation/emergency

All electricity needed for the Proposed Project would be supplied from solar panels, Pacific Gas and Electric (PG&E), and/or generators. Generators will be used for emergency purposes only. The Project Site is currently supplied electricity from PG&E (400 amps) and forty-four 235-watt solar panels; services would be extended to the proposed buildings and existing PG&E service would be upgraded to 600 amps 240v single-phase service. Additionally, a second 600 amps 240v single-phase service would be added for the greenhouse and processing building. Solar panels currently exist on site, provide supplemental power for the Project Site, and are accompanied by backup generators. An additional 75 solar panels would be added to further support the project. The new solar system would be designed to allow for expansion and would be able to accommodate up to 600 panels in total. Electrical upgrades associated with the Proposed Project would be applied for concurrently with the building permits for the proposed structures. A detailed account of energy demand can be found in **Attachment 1**.

A Property Management Plan (**Attachment 1**) was developed for the Proposed Project, which includes measures and best management practices (BMPs) to reduce, control, or eliminate potential environmental impacts, as we well as a detailed description of Project operations. **Attachment 1** also includes all site plans, including sediment and erosion control, security, grading, and circulation/parking. The Property Management Plan includes the subjects of planting schedule, air quality, grounds, grading and erosion control BMPs, security, stormwater

management, and water use. All elements within the Property Management Plan are components of the Proposed Project.

Property Description

The Proposed Project is located at 9275 Antler Hill Drive in Kelseyville, CA in southern Lake County. The Project Site is accessed by a paved private access driveway connecting to Antler Hill Road. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The eastern portion of APN 011-019-23 contains the exiting residence, landscaping, a manmade pond, and an existing well, which would supply water to the Proposed Project. The remaining area of this parcel, as well as all other parcels within the Property contain densely vegetated forest land containing mixed oak/conifer woodland. There are no off-site residences within 200 feet of the cultivation site. The topography of the Property is moderately sloped, with grades between 10 percent and 25 percent. Due to the location of the Project Site at the top of a porous volcanic ridge, there are no jurisdictional watercourses onsite, with the exception of a small segment that classifies as a Class III watercourse in the southeast corner of the parcel (see **Attachment 3**). The manmade pond is classified as non-jurisdictional due to the lack of an identifiable inlet stream. Water primarily infiltrates locally, with no sheet flow or channelized flow evident. The Property is not located in a medium- or high-priority groundwater basin as designated by the Department of Water Resources (DWR) (**Attachment 3**).

Construction

Grading would be required to prepare Cultivation Area A, construct the greenhouse, drying building, processing building, and associated parking lot area. Based on grading plans prepared for the Proposed Project (**Attachment 7**), a net volume of approximately 30,271 cubic yards of excess cut material would remain, with a total disturbed area of approximately 8.10 acres. As part of the grading process associated with the greenhouse and processing building, approximately 1.2 acres of Douglas fir trees would be removed in accordance with a less-than-three-acre timber conversion exemption reviewed and approved by CalFire. Trenching would occur for the installation of irrigation water lines, septic lines, and electrical communication lines for security. Locations of proposed and existing utility line locations are depicted on **Figure 3**. Cultivation Area A previously contained a vineyard; cannabis planted in this area would utilize existing irrigation lines. However, trenching (800 feet of trenching at 8-inches wide and 12-inches deep) would be required to connect irrigation lines from the existing well to the water storage tanks, processing building, and greenhouse. During construction, portable toilets would be utilized; however, the processing/drying building would include a permanent bathroom when constructed and would require installation of a new septic tank (the location of the proposed septic is shown on site plan figures in **Attachment 1)**.

Construction for full buildout would last approximately six months. Construction would occur Monday through Saturday as the County allows, from the hours of 7:30am to 6:00pm. Construction equipment would consist of trucks, hand tools, tractors, excavators, dump trucks, and other general construction equipment, with approximately 130 to 160 truck vehicle trips required for full buildout. Idling of construction vehicles would be minimized and discouraged. All traffic related to the project will be directed to adhere to a 10-15 mile per hour speed limit. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment would only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment would occur on an impermeable surface. In the event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state and federal regulations.

Cultivation Operations

Once operational, the Proposed Project is anticipated to require at least one delivery and one pick up of cannabis and related materials per day, with peak traffic (up to three daily deliveries) occurring during the harvest time in early fall. The Proposed Project would utilize unmarked transport vans to transport product off premises and would be in compliance with all California Cannabis Track and Trace requirements throughout the distribution process. The facility would not be open to the public. The project's core business hours of operation would take place Monday through Sunday between 8:00am to 7:00pm with deliveries and pickups restricted to the hours of 9:00am to 7:00pm Monday through Saturday and Sunday from 12:00pm to 5:00pm. It is anticipated that between 15 to 20 employees and subcontractors would be required during planting and harvest, of which up to eight would be full time employees that would manage day-to day operations and the greenhouse. During regular operating times, employees would work one shift, with two shifts required during peak operating times during planting and harvest.

The cultivation season for the Proposed Project would begin mid-April and end late July for auto-flowering cannabis and from June to October for full term crops. Cultivation within the greenhouse would be year-round. The proposed cultivation method upon approval of the Use Permit would be in-ground. Soil would be imported and used to supplement the soil mix currently on the Property after each growing season. All media will be tested for heavy metals under CDFA standards and require an agronomist approval before being used on site. The growing medium of the proposed cultivation area would be mixed with composted soil and other vegetation waste compost generated on site and added to the soil as an amendment. The proposed cultivation operation would utilize drip irrigation systems to conserve water resources and water tanks would be equipped with float valves to prevent overflow and runoff of irrigation water when full. Water would be pumped from the existing well to both water storage tanks via a combination of PVC piping and black poly tubing irrigation lines. Straw wattles are proposed around the cultivation area to filter sediment from stormwater as it moves off the Property. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the Property.

All organic waste would be placed in a designated composting area within the cultivation area. All solid waste would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the Property is the Eastlake Landfill. All vegetative wastes would either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed.

Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) would be stored within the secure proposed processing building. Wildcat Farmz plans to supplement their cultivation with both dry and liquid fertilizers. All fertilizers and pesticides used would be from the approved list through California Department of Food and Agriculture (CDFA). All of the fertilizers, nutrients, and pesticides would only be purchased and delivered to the Property as needed. Chemicals would be stored separately in the proposed processing building, in their original containers and used as directed by the manufacturer. All pesticides/fertilizers would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board’s Cannabis General Order). Water soluble fertilizers/nutrients would be delivered via the drip

and micro-spray irrigation systems of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products would be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the storage area.

The greenhouse would be constructed of a twin-wall polycarbonate roof with 80 percent light transmission and 95 percent light diffusion. Light pollution would be reduced by 95 percent through the use of black-out curtains and insulation.

Security

All future employees would undergo a background check by the Lake County Sheriff's Department before starting employment and be a United States citizen or eligible for employment within the US. The gate to the Project Site would be locked outside of core operating/business hours and whenever personnel are not present. The gate would be secured with a heavy-duty chain, commercial grade padlock. Additionally, a Knox Box will be installed to allow constant access for emergency services. Only approved managerial staff and emergency service providers would be able to unlock the gates on the Project Site. The fencing around the cultivation area would include a 6-foot tall chain link fence with privacy mesh screen and would be mounted with security cameras. A 100-foot defensible space of vegetation would be established around the proposed cultivation operation for fire protection and to provide for clear visibility for security monitoring. A Motion-sensing alarm would be installed at the main gate entrance to alert staff when someone/something has entered onto the premises. Motion-sensing security lights would be installed on all external corners of the proposed cultivation area, and at the main entrance to the Project Site. All lighting would be fully shielded, downward casting, and would not spill over onto other properties or the night sky. The Proposed Project would utilize a closed-circuit television (CCTV) system that feeds into a monitoring and recording station in the existing residence, in a secured office, where video from the CCTV system is digitally recorded. The security system would be relocated to the proposed processing building once constructed.

Required Permits

Implementation of the Proposed Project may require approvals from the County of Lake, including grading and building permits, as well as a Use Permit. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA). As previously mentioned, construction of the greenhouse, drying building, processing building, and utilization of the water storage tanks would require a building permit.

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

- *North:* Parcels to the north are zoned RR (Rural Residential) and RL (Rural Lands) District. These parcels contain scattered rural residences within mixed forest lands.
- *South*: Parcels to the south are zoned TPZ (Timber Preserve Zone) and contain mixed forest lands.
- *West:* Parcels to the west are zoned TPZ and contain mixed forest lands.
- *East:* Parcels to the east are zoned TPZ and contain mixed forest lands.

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

- County of Lake
  - Lake County Community Development Department
  - Lake County Department of Public Works
  - Lake County Air Quality Management District
  - Lake County Agricultural Commissioner
  - Lake County Sheriff Department
  - Lake County Water Resources Department
  - Lake County Public Services
  - Lake County Department of Environmental Health
- Kelseyville Fire Protection District
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- CalCannabis (via Dept. of Food and Agriculture)
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs

20. 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.

Native American outreach was conducted by Dr. John W. Parker, RPA, of Archaeological Research, during preparation of the Cultural Resource Evaluation, which included a record search at the Sonoma State University office of the California Historical Resource Information System (**Attachment 4**). Dr. John Parker contacted the Native American Heritage Commission (NAHC) to request a review of Sacred Lands files. The search returned negative results. The NAHC forwarded a Native American Contacts list and letters were mailed to individuals indicated by NAHC. As of 2020, no response has been received. The County of Lake, as the Lead Agency, initiated consultation with interested tribes pursuant to Public Resources Code 21080.3.1.

ATTACHMENTS

Attachment 1 – Property Management Plan and Site Plans
Attachment 2 – Air Quality and GHG Model Runs
Attachment 3 – Biological Assessment (2020) and Plant Survey (2021)
Attachment 4 – Cultural Resources Assessment (Confidential)
Attachment 5 – SWRCB Notice of Applicability, Water Quality Order WQ-2019-0001-DWQ
Attachment 6 – Water Well Documentation and Pump Test Report
Attachment 7 – Grading Plans
Attachment 8 – Hydrology and Hydraulic Calculations
Attachment 9 – Water Availability Analysis

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

Initial Study prepared by Kelly Boyle, Project Manager, Analytical Environmental Services.
Initial Study reviewed and edited by Byron Turner, Deputy Planning Director, LACO Associates

SIGNATURE AWA

Date: 10/7/2022

Mireya Turner, Director
Lake County Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance.

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*						
a) Have a substantial adverse effect on a scenic vista?				X	The Project Site is not located near a designated State Scenic Highway or other designated scenic corridor. The nearest eligible State Scenic Highway is State Route 29, approximately 3.6 miles northeast of the Project Site, which does not provide views of the Project Site. The Proposed Project would involve the planting of cannabis crops and construction of associated buildings such as a greenhouse, drying building, and processing building. Scattered residences exist around the Project Site. The closest residence is located approximately 250 feet north of the Project Site. However, none would have direct views of the structures associated with the Proposed Project due to the surrounding densely vegetated forest land, and there are no direct views of scenic resources at ground level on the Project Site that would potentially be blocked due to construction of the Proposed Project. **No Impact**	1, 2, 3, 14
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		No unique resources such as rock outcroppings or historic buildings exist on the Project Site and the Project Site is not visible from a state scenic highway. The Project Site consists of an existing residence, surrounded by dense forest land. The Proposed Project involves cannabis cultivation and the building of associated structures. Furthermore, approximately 1.2 acres of Douglas fir trees would be removed in accordance with a less-than-three-acre timber conversion exemption reviewed and approved by CalFire. However, Removal of 1.2 acres of young regrowth at the edge of bare ground would be visually insignificant compared to the approximately 80+ acres of this habitat type preserved within the Subject Property and adjacent to intact habitat. The Proposed Project would not substantially damage scenic resources, as the Project Site is relatively rural and not frequently visited by the public. **Less Than Significant Impact**	1, 2, 3, 14
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	Vineyard cultivation has historically occurred on the Project Site and the surrounding area is a mix of forest land and agricultural operations. The Proposed Project proposes agricultural activities, which are consistent with the current visual character of the Project Site. There are no off-site residences within 200 feet of the cultivation sites. The scattered residences in the vicinity of the Project Site would not have direct views of the cannabis cultivation areas or structures associated with the Proposed Project. The Proposed Project would not substantially degrade the existing visual character and/or quality of public views. **No Impact**	1, 2, 3, 14
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The Proposed Project would create a new source of light through security lighting around the proposed cultivation areas, the processing building, greenhouse, front access gate, and parking areas; however, the amount of generated light would not be considered substantial and it is unlikely	1, 2, 3, 6, 14, 41

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					that any offsite residences would be able to view lighting associated with the Proposed Project due to the rural nature of the Project Site and dense surrounding forest land. The greenhouse would be constructed of a twin-wall polycarbonate roof with 80 percent light transmission and 95 percent light diffusion. Light pollution would be reduced by 95 percent through the use of black-out curtains and insulation. All lighting would be fully shielded, downward casting and would not spill over onto other properties or the night sky (**Attachment 1**). Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. **Less Than Significant Impact**	
II. AGRICULTURE AND FORESTRY RESOURCES *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The Project Site is classified by the Farmland Mapping and Monitoring Program as "Other Land". The Proposed Project involves agricultural uses and involves the planting of cannabis crops; however, the Project Site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the Proposed Project would not result in the conversion of farmland to a non-agricultural use. **No Impact**	1, 2, 3, 4, 15, 16, 32
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The Project Site is zoned Timber Preserve Zone (TPZ). The Proposed Project is compatible with these land uses. The Project Site is not under a Williamson Act contract. **No Impact**	1, 2, 3, 4, 15, 16, 32
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 Project is zoned TPZ which is an allowable zoning designation per County guidelines for commercial cannabis cultivation. The Proposed Project would therefore not conflict with or result in the rezoning of forest land or timberland. **No Impact**	1, 2, 3, 4, 15, 16, 32
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		As part of the grading process associated with construction of the greenhouse and processing building, approximately 1.2 acres of Douglas fir trees would be removed. However, this would be conducted in accordance with a less-than-three-acre timber conversion exemption reviewed and approved by CalFire. **Less Than Significant Impact**	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	See **Section II(a)** and **II(c)** above. **No Impact**	1, 2, 3, 4, 15, 16, 32
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		Lake County is currently in attainment for all state and federal air quality standards. Consequently, there are no adopted air quality plans or thresholds for the County. However, the Proposed Project would be required to comply with all Lake County Community Development Department and Air Quality Management District rules and regulations for construction. **Less Than Significant Impact**	1, 3, 5, 6, 31, 34
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	The Lake County Air Basin is designated as an attainment area for all applicable federal and state ambient air quality standards. Therefore, the Proposed Project would not generate emissions of any criteria air pollutant for which the project region is nonattainment. **No Impact**	1, 3, 5, 6, 31, 34
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The Proposed Project has the potential to expose off-site sensitive receptors to air pollutant emissions from construction activities, which include emissions of particulate matter from diesel-fueled engines. Construction-related activities associated with the Proposed Project would generate emissions of criteria air pollutants from site preparation (e.g., grading and clearing), off-road equipment, material transport, worker vehicles, and vehicle travel on unpaved roads. Existing off-site sensitive receptors consist of scattered residences, of which the closest to the Project Site is a residence approximately 250 feet north of the Project Site boundary. The generation of dust (fugitive PM_{10} and $PM_{2.5}$) during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory problems such as asthma. Dust can also adversely affect children and the elderly who are more susceptible to respiratory illnesses. Furthermore, the Proposed Project has the potential to release fumes from volatile organic compounds utilized. This is a potentially significant impact. **Mitigation Measure AQ-1** requires that dust and construction control measures are implemented that would minimize emissions from construction activities. **Mitigation Measure AQ-2** requires that records be maintained for all volatile organic compounds. With mitigation, any potential air quality impacts would be reduced to less than significant **Less Than Significant with Mitigation Incorporated** **Mitigation Measures:** **AQ-1: The following control measures shall be implemented during construction:**	1, 3, 5, 6, 31, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. **b) When wind speeds result in dust emissions crossing property lines, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.** **c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity).** **d) All exposed soils be watered as needed to prevent dust density as described above and in order to prevent dust from visibly exiting the property.** **e) All haul trucks transporting soil, sand, or other loose material offsite shall be covered.** **f) All vehicle speeds on unpaved roads shall be limited to 25 mph.** **g) During construction the contractor shall, where feasible, utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.** **h) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.** **AQ-2: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		The Proposed Project would result in diesel exhaust emissions from on-site construction equipment during the construction phase. Diesel exhaust emissions can result in temporary and intermittent odors at off-site sensitive receptors. However, these odors are generally not detectible beyond a project's property line due to the rapid deposition of diesel exhaust emissions. The Property Management Plan (**Attachment 1**), which is a component of the Proposed Project, includes an Air Quality Management Plan. As part of the Plan, property owners and residents of property within a 1,000-	6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					foot radius of the Proposed Project would be provided with the contact information of the individual responsible for responding to odor complaints. Furthermore, as described in **Attachment 1**, potential odors would be minimized, as the processing building would be equipped with fans and carbon filters/air scrubbers and native vegetation would be maintained on the Project Site to try and mask off-site odor drift. All air filtration and odor mitigation equipment would be inspected every other month and carbon filters/air scrubbers replaced each quarter. Impact relating to emissions and odors would be less than significant. **Less Than Significant Impact**	
IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A Biological Assessment was prepared for the Proposed Project and is included as **Attachment 3**. As part of the Biological Assessment, a site visit was conducted on August 10, 2020 in order to assess vegetative communities with the potential to be impacted by the Proposed Project, and other sensitive biological resources. The Biological Assessment reviewed the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and California Department of Fish and Wildlife (CDFW) California Natural Diversity Database. The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation was also reviewed to determine special-status species that may occur within the region (USFWS, 2021). For the purpose of this Initial Study, special-status include species that are: ▪ Ranked by CNPS as List 1 or List 2; ▪ Listed or proposed for listing as endangered or threatened under the California Endangered Species Act and/or Federal Endangered Species Act; ▪ Designated as endangered, rare, or fully protected pursuant to the California Fish and Game Code; or ▪ Designated as a Species of Special Concern by CDFW. In addition to the Biological Assessment, a memo was prepared to document the results of two floristic surveys completed on March 26, 2021 and May 27, 2021 (**Attachment 3**). The surveys were completed consistent with CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. These surveys were completed consistent with County requirements to complete a habitat assessment and two floristic surveys. The Project Site includes areas of previous vineyard cultivation, bare ground in areas of cleared crops, ruderal/developed habitat associated with the existing residence on the Property, and approximately 1.2 acres of mixed Douglas fir and black oak woodland. These areas are subject to regular disturbance. The area of mixed Douglas fir and black oak woodland within the Project Site is at the edge of cleared vineyard and contains young regrowth from historical clearing (**Attachment 3**). The Proposed Project would result in impacts to the areas of cleared vineyards, ruderal/developed habitat, and clearing of 1.2 acres of mixed Douglas fir (less than 25 cm dbh (diameter at breast height)) and black oak woodland (saplings less than 4 cm dbh). The 1.2 acres of mixed Douglas fir and black oak woodland within the Project Site does not contain any oaks with measurable dbh, therefore, the tree removal would	1, 2, 3, 4, 6, 8, 10, 11, 30, 36, 37, 38, 39, 40, 41, 48, 50

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					be limited to Douglass firs. Oaks with measurable dbh are avoided by the Proposed Project. No special-status plants were observed during the habitat assessment or the floristic surveys. Both the Biological Assessment and floristic surveys concluded that the Project Site lacks suitable habitat for special-status plants. Therefore, there would be no impact to special-status plants. Habitat on the Project Site offers little value to wildlife species and access is limited due to site access fencing. The Biological Assessment (**Attachment 3**) determined that there is a medium potential for obscure bumble bee (*Bombus caliginosus*) and western bumblebee (*Bombus occidentalis*), both California Species of Special Concern, to occur on the Project Site. However, the Proposed Project does not include components that would impact access, use, or site suitability for bumble bees. Therefore, there would be no impact to these species. Additionally, marginal and minimal foraging habitat for migratory and special-status birds occurs within the cultivated and ruderal areas. Special-status birds that may forage on the Project Site include golden eagle (*Aquila chrysaetos*), northern spotted owl (*Strix occidentalis*), and prairie falcon (*Falco mexicanus*) (**Attachment 3**). The Proposed Project would not change the overall agricultural and residential use of the Project Site and would not impact higher-quality off site foraging habitat. Proposed lighting would consist of minimal shielded and downcast lighting along the existing access gate and proposed parking area that would not overspill beyond the Project Site and would therefore not result in the potential to strand or disorient migratory birds. This would be a less-than-significant impact. The 1.2 acres of mixed Douglas fir and black oak woodland to be impacted by the Proposed Project contains approximately 75 trees. Oaks within this area are limited to saplings. Douglas fir trees are limited to young regrowth less than 25 centimeters dbh. These trees would not provide suitable nesting habitat for special-status birds. Although trees within the Project Site lack suitable nesting habitat for special-status birds, other nesting birds that are protected under the Migratory Bird Treaty Act, and/or California Fish and Game Code may nest within these trees. Trees to be removed are limited to Douglas firs. All oaks within the Project Site were saplings with no measurable dbh. The Douglas fir trees will be removed under a less-than-three-acre timber conversion exemption reviewed and approved by CalFire. As a requirement of less-than-three-acre timber conversion exemptions, tree removal must occur over winter, thus avoiding potential impacts to nesting birds. Intact woodland habitat in the vicinity of the Project Site may provide suitable nesting habitat for migratory and special status birds, including prairie falcon. The Project Site and surrounding area lack old growth forest required for northern spotted owl nesting and preferred for golden eagle nesting. The nearest observation of northern spotted owl is 1.4 miles east of the Project Site and was observed along Cole Creek (**Attachment 3**), though there are no known nesting sites in the vicinity of the Project Site. There are no observations of golden eagle within 10 miles of the Project Site. The closest occurrence of this species was approximately 11 miles east of the Project Site observed in 1986 (CNDDB occurrence 112). Therefore, the Proposed Project would not impact nesting golden eagles or northern spotted owls. Ground disturbing activities are anticipated to disturb approximately 8.10	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					acres, with grading consisting of 38,389 cubic yards of cut material, of which 8,118 cubic yards would be used on site for fill material. Ground disturbing activities could result in minor sensory disturbance to birds nesting nearby. Nesting birds are protected under California Fish and Game Code as well as the Migratory Bird Treaty Act, and such disturbance would be a potentially significant impact. **Mitigation Measure BIO-1** would avoid potential impacts to nesting birds by requiring a preconstruction nesting bird survey prior to construction and establishing a disturbance-free buffer around active nests. With implementation of **Mitigation Measure BIO-1**, potential impacts to nesting birds, including special-status bird species, would be less-than significant. **Less Than Significant Impact with Mitigation Incorporated** **Mitigation Measures:** **BIO-1:** Should work commence during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 5 days prior to the start of ground disturbing activities. Areas on and within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a "disturbance-free" buffer shall be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility material. The buffer shall remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, shall not occur within the buffer. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey shall be conducted.	
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		Habitat types on the Project Site include cleared vineyard, ruderal habitat, and mixed Douglas fir and black oak woodland. Cultivation activities would be limited to the area of existing vineyard cultivation, areas of bare ground where crops have been recently cleared, and approximately 1.2 acres of mixed Douglas fir and black oak woodland. Ancillary structures would be located within the ruderal habitat. Ruderal habitat includes an existing driveway and landscaped lawn surrounding the existing residence. Ruderal and cleared vineyard habitats are not considered sensitive, and impacts to these habitats would be less than significant. Mixed Douglas fir and black oak woodland on the Project Site is along the edges of bare ground and consists of young regrowth from historical clearing. As stated above, no oaks with a measurable dbh would be removed. Additionally, Douglas firs to be removed would be limited to young trees less than 25 centimeters in dbh and would be done in accordance with a less-than-three-acre timber conversion exemption reviewed and approved by CalFire. The mixed Douglas fir and black oak woodland within the Project Site totals approximately 1.2 acres. The majority of the Subject Property is dominated by mixed Douglas fir and black oak woodland, which would be avoided by the Proposed Project. Removal of 1.2 acres of young regrowth at the edge of bare ground would be insignificant compared to the approximately 80+ acres of this habitat type preserved within the Subject Property and adjacent to intact habitat. The only aquatic habitat in the vicinity of the Project Site is a manmade, isolated pond in excess of 100 feet from the proposed cultivation area. A Class III stream was also observed on the Property, but is in excess of 150 feet from the Project Site. As a component of compliance with the State Water Resources Control Board (SWRCB) Requirements for Cannabis Cultivation, use of chemicals such as pesticides and fertilizers	1, 2, 3, 4, 6, 8, 10, 11, 30, 36, 37, 38, 39, 40, 41, 48

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					are prohibited in conditions where such chemicals could enter riparian or aquatic habitat. A Property Management Plan has been prepared to facilitate the use of operational chemicals and ensure compliance with requirements protecting aquatic resources (**Attachment 1**). As an additional component of the Property Management Plan, a stormwater management plan has been included to prevent runoff from impacting surface water resources. As described in **Section X(a)**, the Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the Central Valley Regional Water Quality Control Board (CVRWQCB). These plans would ensure than any riparian habitat or sensitive natural communities are protected from the discharge of waste associated with cannabis cultivation activities. There are no aquatic or riparian habitats within 100 feet of the Project Site. This would be a less-than-significant impact. **Less Than Significant Impact**	
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		As stated above, there are no aquatic habitats present on or within 100 feet of the Project Site. Therefore, no direct conversion of aquatic habitat would occur. However, a Class III stream and artificial pond occur in the southern extent of the Property (**Attachment 3**). As stated above, the project design includes a Property Management Plan that would prevent chemicals, sediment, or impaired runoff from entering surface water sources, and the Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan to the CVRWQCB. The Proposed Project does not include project cultivation or storage of materials with the potential to degrade water quality within 100 feet of aquatic habitat. This is consistent with setbacks identified in the State Water Resources Control Board Requirements for Cannabis Cultivation to protect against indirect impacts to wetlands and waters. This would be a less-than-significant impact. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 10, 11, 30, 36, 37, 38, 39, 40, 41, 48
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The majority of the impact area is developed and subject to regular disturbance from ongoing agricultural activities or landscaping associated with the existing residence. Existing fencing occurs around the Property access areas and along the boundary between landscaped areas and forested habitat beyond the Project Site. Trees within the Project Site are young regrowth at the edge of bare ground and are subject to regular disturbance. These areas do not provide significant wildlife habitat. The Project Site does not serve as a wildlife corridor or nursery. Lands surrounding the Project Site contain significant and undeveloped mixed forest habitat that could provide suitable habitat for migrating animals or rearing of young. The Proposed Project would not alter or impact wildlife access to or use of these areas. This would be a less-than-significant impact. **Less Than Significant Impact**	1, 2, 3, 4, 6, 8, 10, 11, 30, 36, 37, 38, 39, 40, 41, 48
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The Proposed Project would not conflict with any local policies protecting biological resources. Vegetation removal would be limited to removal of up to 75 young Douglas fir (in accordance with a less-than-three-acre timber conversion exemption reviewed and approved by CalFire). Conversion exemptions are required to adhere to environmental protection measures such as avoidance of aquatic habitat and timing of removal outside of the nesting bird season. As tree removal would occur in accordance with the applicable conversion exemption and would	1, 2, 3, 4, 6, 8, 10, 11, 30, 36, 37, 38, 39, 40, 41, 48

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					adhere to the environmentally protective measures contained therein, impacts would be less than significant. **Less Than Significant Impact**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the area of the Project Site. Therefore, the project would not conflict with an established or proposed conservation plan. A technical report for preserving landscape connectivity for the region has been prepared and identifies key areas for preservation of wildlife corridors throughout the region (Mayacamas to Berryessa Connectivity Network; Gray et. al., 2018). This report recognizes that significant undeveloped land in the vicinity of the Project Site allows for a medium to high level of wildlife terrestrial permeability. However, the Project Site is outside of the areas identified as wildlife corridors key to preservation of large-scale wildlife movement. As stated above, there are no riparian or aquatic habitats on the Project Site. Additionally, the Project Site consists largely of developed lands that do not facilitate wildlife movement and would not impact wildlife use or access to nearby undeveloped habitat. The Proposed Project would not conflict with the goals of the Mayacamas to Berryessa Connectivity Network. There would be no impact. **No Impact**	1, 2, 3, 4, 6, 8, 10, 11, 30, 35, 36, 37, 38, 39, 40, 41, 48
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An archaeological record search at the Northwest Information Center (NWIC), a Native American Heritage Commission (NAHC) contact program, and field survey were completed in August of 2020 (**Attachment 4**). The NWIC record search found that the Project Site had not been previously surveyed but that eight cultural resources had been identified within one mile of the Project Site. The NAHC reported that there were no listings in the Sacred Lands file for the Project Site. The author of the cultural resources report, Dr. John Parker, mailed a consultation request to Mr. Ron Montez, the Big Valley Tribal Historic Preservation Officer but received no reply. The archaeological survey was completed using transects spaced 3 to 5 meters apart. Ground surface visibility was very good. Six isolated Konocti obsidian flakes were found within the Project Site. The presence of prehistoric resources indicates an increased potential for buried resources or human remains that could be uncovered during construction, however isolated flakes in and of themselves are not individually significant except as an indicator of prehistoric activity in the area. Identification of subsurface deposits, new resources, or human remains are all potentially significant impacts. If any finds are made during ground-disturbing activities such as grading or excavation, the mitigation measures below shall be implemented. With the mitigation measures incorporated, impacts to cultural resources uncovered during project construction would be reduced to less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measures:**	19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					CR-1: Should any cultural resources be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find. The project proponent and lead agency shall be notified immediately, and a qualified professional archaeologist shall be retained to assess the find, recommend and implement mitigation measures, and prepare a report in accordance with current professional standards. Native American consultation shall also be undertaken as part of this mitigation measure. **CR-2: Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Corner shall be notified immediately. Compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety Code Section 7050.5 shall be required. If the coroner determines that the remains are Native American, the coroner shall ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See discussion V(a) above. **Less Than Significant with Mitigation Incorporated**	19
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See discussion V(a) above. **Less Than Significant with Mitigation Incorporated**	19
VI. ENERGY *Would the project:*						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		Construction of the Proposed Project would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, and trenching. Fuel consumed during construction would be temporary in nature and would not represent a significant demand on available fuel. There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Further, **Mitigation Measure AQ-1** would reduce energy consumption during construction by requiring the contractor to minimize equipment idling time. Additionally, all diesel-fueled construction vehicles would be required to meet the latest emissions standards. These measures would further reduce fuel and energy use during all stages of construction and avoid the wasteful, inefficient, or unnecessary consumption of fuel energy. The Project Site currently receives electrical power from Pacific Gas and Electric (PG&E), solar panels, and propane backup generators. The Proposed Project would upgrade the existing PG&E connection from 400 amps to 600 amps 240v single-phase service to provide power for the proposed buildings, as well as add an additional 600 amps 240v single-phase service for the greenhouse and processing buildings. Electricity would mainly be required for general interior and security lighting, as well	6, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					as HVAC/air conditioning. The anticipated energy demand load for the Proposed Project is approximately 781 kVA (see **Attachment 1**). This represents a normal energy demand in relation to the size of the proposed facilities. Energy would only be used to the extent necessary to run the Proposed Project operations. Therefore, operation of the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of energy resources. Furthermore, the Proposed Project would promote energy efficiency through building design. Lighting in the greenhouse would automatically switch off when the useable sunlight inside the greenhouse exceeds a conservative 600 watts per square meter. All lighting fixtures in the and greenhouse would utilize LED lighting technology which offers a minimum 35% decrease in power consumption. The structures would be equipped with electronic thermostats with advanced sensors for accurate temperature control and monitoring of climatic data in real-time. Variable frequency drives would be installed on exhaust fans, heat buffering systems, zone pumps, and mixing valves to utilize energy efficiently. In addition, retractable insulation curtains would be installed in all greenhouses and nurseries to reduce heat loss and gain more control over natural light levels and excess greenhouse temperatures, reducing the need for mechanical cooling systems (**Attachment 1**). **Less Than Significant Impact**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The Proposed Project would not conflict with a State or local plan for renewable energy or energy efficiency, and would not result in the wasteful, inefficient, or unnecessary consumption of energy resources (see **Section VI(a**). Therefore, this impact would be less than significant. **Less Than Significant Impact**	1, 3, 6, 33
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking?			X		<u>Earthquake Faults</u> Although the Project Site is located in an area that may be subject to seismic ground shaking in the future, there are no mapped surface faults on the Project Site that would have the potential to rupture. The nearest faults are an unnamed undifferentiated quaternary fault in the Konocti Bay fault zone located immediately west of the Property, and an unnamed late quaternary fault in the Collayomi fault zone immediately east of the Property. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction</u> Faults exist throughout the County; therefore, there will always be the potential for seismic ground shaking. According to the California Department of Conservation, the Project Site is not located within an area with potential for liquefaction. Furthermore, the Project Site does not contain any mapped unstable soils. It is unlikely that ground failure or liquefaction would occur on the Project Site in the future. The Project Site is not labeled as being within an earthquake fault zone based on County GIS data, and the California Department of Conservation Earthquake Zones of Required Investigation map. <u>Landslides</u>	16, 18, 26, 29, 44

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					According to the California Department of Conservation, the Project Site is not located within an area with potential for landslides. Furthermore, due to relatively low slopes and stable soils on the Project Site, the Proposed Project would not be significantly prone to landslides and would not result in an increased risk of landslides. **Less Than Significant Impact**	
b) Result in substantial soil erosion or the loss of topsoil?		X			Soils on the Project Site are classified by the USDA Web Soil Survey as having a low erosion potential. Construction of the Proposed Project would involve grading and earth moving activities, as well as construction of project components. Construction activities would result in the temporary disturbance of soil and could expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation. This is a potentially significant impact. **Mitigation Measures GEO-1** and **GEO-2** would reduce impacts related to erosion and loss of topsoil. Furthermore, **Mitigation Measure HYD-1** requires the Project Applicant obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit administered by the Central Valley Regional Water Quality Control Board and have an approved Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction activities. The Construction SWPPP would specify Best Management Practices (BMPs) for erosion and sediment control measures. With implementation of **Mitigation Measure HYD-1**, impacts resulting from soil erosion or the loss of top soil would be reduced to less than significant. Furthermore, as explained in **Section X(a)**, a Site Management Plan would be prepared by a stormwater professional and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. This plan would be reviewed by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program prior to cultivation activities. The Proposed Project would comply with the County Grading Ordinance. **Less Than Significant Impact with Mitigation Incorporated** **Mitigation Measures:** **GEO-1: Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the County's Water Resource 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 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 levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.**	16, 18, 26, 29, 44, 23, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					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 Department 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.	
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		According to the USDA Web Soil Survey of the Project Site, soils on the Project Site include Collayomi-Aidken-Whispering complex. These soils are generally well drained and generally stable. The groundwater table is over 80 inches deep; therefore, there is a low risk of liquefaction at the Project Site. Based on the soil types present, there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the Proposed Project. **Less Than Significant Impact**	18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The soils on the Project Site are generally stable and are not classified as having a high shrink-swell potential. Soils on the Project Site are not highly expansive and the linear extensibility of the soils is low. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects from expansive soil. Impacts would be less than significant. **Less Than Significant Impact**	18
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		Soil types on the Project Site primarily consist of Collayomi-Aidken-Whispering complex, which is a very gravelly loam type typical of areas with low-to-moderate slopes and are well-drained. Loamy soils are typically suitable for on-site wastewater disposal systems, and therefore soils would be capable of supporting the installation of a new septic tank. **Less than significant**	18
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			There are no known paleontological or unique geological features present on the Project Site (**Attachment 4**). There is always the potential, however remote, that previously unknown unique paleontological resources or sites could be encountered during subsurface construction activities. This is a potentially significant impact. In the event that paleontological resources or sites are found, **Mitigation Measures GEO-3** would ensure that the Proposed Project would not directly or indirectly destroy a unique paleontological resource or site. After implementation of **Mitigation Measures GEO-3**, impacts to paleontological resources would be less than significant. **Less Than Significant with Mitigation Incorporated** **Mitigation Measure:** **GEO-3: In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.**	6, 19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		Air quality and greenhouse gas (GHG) emissions were estimated for the Proposed Project and are included as **Attachment 2**. Construction of the Proposed Project would emit GHG emissions primarily from the combustion of diesel fuel in heavy equipment. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. As shown in **Attachment 2**, construction of the Proposed Project is estimated to result in 350 metric tons of CO_2 equivalent (MT CO_2e). Consistent with recommendations of other air districts throughout California, and in the absence of a construction-specific significance threshold, this analysis amortizes the total construction emissions over the assumed lifetime of the Proposed Project, and adds those emissions to the operational emissions. Using 30 years as a representative lifetime consistent with recommendations of other air districts throughout California, the Proposed Project would result in total amortized construction emissions of 12 MT CO_2e per year. Operational GHG emissions from build-out of the Proposed Project would result from direct mobile sources, including vehicle trips, as well as indirect GHG emissions sources from electricity use and water usage and conveyance. As shown in **Attachment 2**, operation of the Proposed Project, including amortized construction emissions, would result in 391 MT CO_2e per year. While Lake County has not adopted a threshold of significance for GHG emissions, the nearby Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that are used by several air districts in Northern California, including a numeric threshold of 1,100 MT CO_2e per year. The County, in its discretion, has deemed that the BAAQMD's GHG thresholds are appropriate to use to evaluate the significance of the Proposed Project's GHG emissions. Compared to the BAAQMD threshold, construction and operation of the Proposed Project would result in a negligible increase in GHG emissions. Therefore, construction and operation of the Proposed Project would not result in a substantial increase in GHG emissions. Impacts associated with construction and operational GHG emissions are considered less than significant. Additionally, incorporation of **Mitigation Measure AQ-1** would further minimize GHG emissions from construction activities. **Less Than Significant Impact**	5, 34
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		See **Section VIII(a)** above. To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Because the Proposed Project emissions would be below the BAAQMD numeric threshold, the Proposed Project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. **Less Than Significant Impact**	5, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the cultivation of commercial cannabis, such as fertilizers, pesticides, cleaning solvents, and gasoline, could be considered hazardous if improperly stored, disposed of, or transported. However, as stated in the Property Management Plan (**Attachment 1**), all fertilizers, pesticides, petroleum products, chemicals, and other hazardous materials would to be properly stored in their manufacturer's original containers. All fertilizers and pesticides would be securely stored inside the proposed processing building, petroleum products would be stored under cover in State of California-approved containers with secondary containment within the processing building, and sanitation products would be stored within a secure cabinet inside the existing residence. Cannabis vegetative waste would be either be buried in the composing area within the cultivation area or chipped and stored to be used when soil cover is needed; any solid waste would be stored in bins with secure fitting lids until disposed of at a Lake County Integrated Waste Management Facility at least once a week during the cultivation season. The Proposed Project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. **Less Than Significant Impact**	1, 2, 4, 6, 8, 9, 10
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		All fertilizers, pesticides, and other hazardous materials are proposed to be properly and securely stored - see response to **Section IX(a).** The Project Site is not classified as being within a flood zone or inundation area, nor is it in an area mapped as having unstable soils according to the USDA Web Soil Survey. The Project Site would not be specifically susceptible to accident conditions involving the release of hazardous materials into the environment. **Less Than Significant Impact**	1, 2, 4, 6, 8, 9, 10, 12, 13, 18, 20, 29
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 in a rural location and is not located within one-quarter mile of an existing or proposed school. See response to **Section IX(a)**. **No Impact**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The Project Site is not listed as a site containing hazardous materials in the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database. **No Impact**	24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest airport is the Lampson Field Airport, approximately 9 miles northwest of the Project Site. **No Impact**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	Construction of the Proposed Project would occur within the boundary of the Project Site and would not result in lane closures and thus would not affect emergency access or evacuation and would not interfere with an adopted emergency response or evacuation plan. **No Impact**	43
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			The Project Site is located within a High Fire Hazard Severity Zone in a State Responsibility Area and within a Non-Very High Fire Hazard Severity Zone in a State or Federal Responsibility Area. The Property contains slopes up to 25 percent and is surrounded by hilly terrain; however, the Project Site and proposed cultivation area would be graded to a level plane and would not involve unique slopes or other factors that would exacerbate wildfire risks. Furthermore, the Applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. As stated in **Attachment 1**, a 100-foot defensible space of vegetation would be established around the proposed cultivation operation for fire protection. Additionally, the Proposed Project would utilize two 50,000-gallon water tanks for fire suppression and irrigation purposes. The risk of igniting a wildfire during construction is not likely; however, construction-related activities associated with the proposed project could involve the use of spark-producing construction equipment, which could temporarily increase the risk of igniting a fire on the Project Site. This is a potentially significant impact. To reduce the risk of wildland fires, **Mitigation Measure HAZ-1** would be required to mitigate the potential to ignite fires during construction, such as requiring construction equipment to be equipped with a spark arrestor in good working order. Therefore, with implementation of **Mitigation Measure HAZ-1**, the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. **Less Than Significant Impact with Mitigation Incorporated** **Mitigation Measure:** **HAZ-1: During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.**	6, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		There is one unnamed Class III intermittent watercourse located over 100 feet from the Project Site in the southeastern portion of the Property; however, the cannabis cultivation areas have been designed in consideration of watercourses and drainages to avoid and minimize potential impacts. Most runoff is anticipated to infiltrate into existing soils and cultivation areas would be setback a minimum of 100 feet from the top of the bank of any body of water. Additionally, the Proposed Project includes the construction of two bioretention facilities that would capture any stormwater and runoff (**Attachment 7; Attachment 8**). Straw wattles would be placed around the outdoor cultivation areas to prevent sediment movement from the cultivation sites to surface waters. Furthermore, the Proposed Project would maintain the existing natural vegetated buffer around the proposed cultivation areas as permanent erosion and sediment control measures. Construction of the Proposed Project could potentially violate water quality standards or waste discharge requirements, as construction equipment and materials have the potential to result in accidental discharge of pollutants into water resources. **Mitigation Measure HYD-1** includes obtaining coverage under the current NPDES Construction General Permit for construction activities and implementation of BMPs during construction to prevent impacts to water quality. With implementation of **Mitigation Measure HYD-1**, impacts from construction activities on water quality would be reduced to less than significant. Operation of the Proposed Project could potentially introduce contaminants into water resources from stormwater runoff, as parking lots often contain contaminants such as vehicle oil and gasoline, and pesticides used on the cultivation areas could potentially mix into stormwater runoff. This would be a potentially significant impact. However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A drainage study and hydraulic analysis was conducted for the Proposed Project (**Attachment 8)**. As described in **Attachment 8**, all pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event and the improvements have been designed to preserve the natural hydrology of the Project Site, and bio-infiltration areas have been implemented for all imperious surfacing. With implementation of **Mitigation Measure HYD-1** and the Project design elements targeting runoff, impacts from operation of the Proposed Project would be reduced to less than significant. Additionally, the Applicant submitted information through the SWRCB online portal for discharges of waste associated with cannabis cultivation related activities, which certifies that the cannabis cultivation activities associated with the Proposed Project are consistent with the requirements of the *State Water Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* (Policy) and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No WQ-2019-0001-DWQ* (General Order). As a result, the SWRCB provided the Applicant a Notice of Applicability (NOA) that the Policy and General Order are applicable to the Project Site and the Applicant was assigned a waste discharge identification (WDID) number (5S17CC429013) (**Attachment 5**). The Applicant will be required to provide the California Department of Food and Agriculture CalCannabis	4, 6, 8, 9, 10, 18, 23

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Cultivation Licensing Division with the NOA as proof of enrollment with the Water Boards. Coverage under the General Order will require the Applicant to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the CVRWQCB. The Site Management Plan would be prepared by a storm water professional with a QSP, QSD, and QISP State certifications, and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. As part of the General Order coverage, the Applicant shall comply with the annual reporting requirement of the Monitoring and Reporting Program (MRP) of the General Order and pay an annual fee to the SWRCB. Potential violations to water quality standards or waste discharge requirements, including actions that could substantially degrade surface or ground water quality, would be mitigated through coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. Furthermore, **Mitigation Measure GEO-1** includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department and **Mitigation Measure HYD-1** includes obtaining coverage under the current NPDES Construction General Permit for construction activities and implementation of BMPs during construction to prevent impacts to water quality. Therefore, impacts to water quality from the Proposed Project would be less than significant after mitigation. **Less Than Significant with Mitigation Incorporated** **Mitigation Measure:** **HYD-1: The Project Applicant shall obtain coverage under the NPDES Construction General Permit prior to initiation of construction activities. The SWRCB requires that construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, a Notice of Intent shall be filed with the SWRCB.** **A SWPPP shall be approved prior to construction. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) including a description of the type and location of erosion and sediment control BMPs to be implemented at the Project Site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the Project Site. A copy of the SWPPP shall be kept on the Project Site. Water quality BMPs identified in the SWPPP may include, but are not limited to, the following:** ▪ **Areas where ground disturbance occurs shall be identified in advance of construction and limited to approved areas.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					▪ **Vehicular construction traffic shall be confined to the designated access routes and staging areas.** ▪ **Equipment maintenance and cleaning shall be confined to staging areas. No vehicle maintenance shall occur on-site during construction.** ▪ **Supervisory construction personnel shall be informed of environmental concerns, permit conditions, and final project specifications. Said personnel shall be responsible for instructing on-site work to meet the requirements of the SWPPP including making sure work is conducted outside of protected trees' drip lines to the extent possible.** ▪ **Disturbed areas shall be restored to pre-construction contours to the extent possible.** ▪ **Hay/straw bales and silt fences shall be used to control erosion during stormwater runoff events.** ▪ **The highest quality soil shall be salvaged, stored, and used for native re-vegetation/seeding.** ▪ **Drainage gaps shall be implemented in topsoil and spoil piles to accommodate/reduce surface water runoff.** ▪ **Sediment control measures shall be in place prior to the onset of the rainy season and will be maintained until disturbed areas have been re-vegetated. Erosion control structures shall be in place and operational at the end of each day if work activities occur during the rainy season.** ▪ **Fiber rolls shall be placed along the perimeter of disturbed areas to ensure sediment and other potential contaminants of concern are not transported off-site or to open trenches. Locations of fiber rolls will be field adjusted as needed and according to the advice of the certified SWPPP inspector.** ▪ **Vehicles and equipment stored in the construction staging area shall be inspected regularly for signs of leakage. Leak-prone equipment will be staged over an impervious surface or other suitable means will be provided to ensure containment of any leaks. Vehicle/equipment wash waters or solvents will not be discharged to surface waters or drainage areas.** ▪ **During the rainy season (dates to be specified in the SWPPP), soil stockpiles and material stockpiles will be covered and protected from the wind and precipitation. Plastic sheeting will be used to cover the stockpiles and straw wattles will be placed at the base for perimeter control.** **Contractors shall immediately control the source of any leak and immediately contain any spill utilizing appropriate spill containment and countermeasures. Leaks and spills shall be reported to the designated representative of the lead contractor and shall be evaluated to determine if the spill or leak meets mandatory SWPPP reporting requirements. Contaminated media shall be collected and disposed of at an off-site facility approved to accept such media.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		There is no groundwater 'depletion threshold' established for water usage in Lake County and water consumption due to cannabis cultivation is fairly new. The Property is not located in a medium- or high-priority groundwater basin as designated by the DWR (**Attachment 3**). The Proposed Project would obtain water from an existing groundwater supply well located south of Cultivation Area A (see **Figure 3**). A water supply 10-hour yield test was conducted in May of 2021, which indicated that the well is capable of producing 45 gallons per minute with a 17-foot drawdown (recovered within an hour of the test) (**Attachment 6)**. The Property Management Plan and Water Availability Analysis (WAA) (**Attachment 9**) indicate that the estimated annual water use for the Proposed Project, based on an average yearly rainfall of 27.5 inches, would be approximately 2,665,407 gallons for cannabis cultivation operations (outdoor and greenhouse), 150,000 for cannabis processing, 393,650 for domestic use, and 182,500 for landscape irrigation – a total of 10.45 acre-feet per year. As described in the Property Management Plan (**Attachment 1**), a totalizing well meter and a continuously recording water level meter will be installed on the well to measure water output. All data would be recorded and made available to all interested State and/or County departments upon request. All records would be made available to all interested State and/or County department upon request. Furthermore, the proposed cultivation operation would utilize drip irrigation systems to conserve water resources and water tanks would be equipped with float valves to prevent overflow and runoff of irrigation water when full. As required by County Ordinance 3106, a hydrology report (WAA) was prepared for the Project by a California licensed civil engineer (**Attachment 9**). The WAA confirms that the existing on-site well is capable of producing 45 gallons per minute and is expected to meet the domestic, cultivation, and landscape irrigation demands of the Proposed Project. The estimated groundwater recharge rate for the Project parcels is approximately 11.41 acre-feet per year. The total estimated water demand for the Proposed Project is approximately 10.45 acre-feet per year, which represents 92 percent of the estimated 11.41 acre-feet per year groundwater recharge potential for the Project site. Because the water demand of the Proposed Project does not surpass its estimated precipitation recharge potential, there is not expected to be impacts to other facilities in the cumulative impact area. A well drawdown analysis was completed to estimate any interference between onsite wells, offsite wells, or springs that could affect their supply capacity due to the Proposed Project. The Proposed Project's on-site well is not expected to produce a drawdown greater than 10 feet on any existing or future wells that could be adjacent to the Property. No significant impacts are expected to existing or future wells on adjacent parcels. The Proposed Project is not anticipated to substantially decrease groundwater supplies and all water usage data would be provided to the County annually. Impacts would be less than significant. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 21, 22, 42
c) Substantially alter the existing drainage pattern of the site or area, including through		X			There is one unnamed seasonal watercourse that occurs on the southeast portion of the Project Site. Grading, impervious surfaces, and earth-moving activities associated with construction of the Proposed	1, 2, 3, 4, 6, 8, 9, 10, 18, 23

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?					Project have the potential to result in erosion, siltation, temporary changes to drainage patterns, and contamination of stormwater. This would be a potentially significant impact. Implementation of **Mitigation Measure GEO-1** includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department. Furthermore, implementation of **Mitigation Measure HYD-1** consists of obtaining coverage under the current NPDES Construction General Permit for construction activities. This would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. The Construction General Permit also includes post-construction performance standards to protect the physical and biological integrity of aquatic ecosystems. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with mitigation. As explained in **Section X(a)** above, the Applicant has gained coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. These plans would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, and post-construction performance standards would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. Furthermore, the Proposed Project involves installation of straw wattles around the cultivation areas and a minimum 100-foot setback from the top of the bank of any body of water. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with **Mitigation Measures GEO-1, HYD-1,** and the plans required under the General Order. Once operational, the Proposed Project would increase impervious surfaces on the Propose Site through the construction of a 5,000-sf processing building, a two-story 6,000-sf drying building, and a 22,000-sf immature plant greenhouse, for a total surface area development of 38,563 sf (**Attachment 8**). The asphalt parking lot/loading zone would also increase the impervious surfaces on site. However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A drainage study and hydraulic analysis was conducted for the Proposed Project and is included as **Attachment 8.** Furthermore, as explained in **Section VII(c)**, soils on the Project Site are generally well-drained and any runoff is expected to absorb into the cultivation area, be intercepted by the straw wattles or drain to the two proposed bioretention facilities. The proposed outdoor canopy area would not increase the impervious surface area of Project Site and is not expected to increase the volume of runoff from the Project Site. All proposed structures and construction activities would occur more than 100 feet from all surface water bodies. As explained in **Section X(a) above,** the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A drainage study and hydraulic analysis was conducted for the Proposed Project (**Attachment 8)**. As described in **Attachment 8**, all pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event and the improvements have	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					been designed to preserve the natural hydrology of the Project Site, and bio-infiltration areas have been implemented for all imperious surfacing. Flooding on- or offsite would not substantially increase due to the proposed project, as surface runoff would mainly recharge into the soils and be managed through site design. All pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event. Grading associated with the Proposed Project is not expected to significantly alter drainage patterns or result in changes in elevation. **Less Than Significant with Mitigation Incorporated**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The Proposed Project is located within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone D, defined by FEMA as an "Area of Undetermined Flood Hazard", meaning that no analysis of flood hazards has been conducted. The Project Site is not located within a FEMA defined Special Flood Hazard Area (100-year floodplain). The Project Site is not located within a Special Flood Hazard Area as classified by County GIS data. Furthermore, all chemicals including pesticides, fertilizers and other potentially toxic chemicals would be securely stored either in the proposed processing building or the existing residence in a manner that the chemicals would not be adversely affected in the event of a flood. **Less Than Significant Impact**	6, 12, 13, 16
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The Lake County Watershed Protection District has adopted the Big Valley Groundwater Management Plan (1999) and the Lake County Groundwater Management Plan (2006). As explained in **Section X(b)**, there is no threshold in the County for groundwater depletion. However, as described in **Section X(b),** the Applicant would install a meter on the existing well and provide a record of all data collected to the State and/or County upon request, which will be maintained for a 5-year duration minimum. In accordance with County Ordinance 3106, a hydrology report (**Attachment 9**) and Drought Management Plan (Pg. 32 of **Attachment 1**) have been prepared for the Proposed Project. The Proposed Project would not conflict with or obstruct applicable water quality or sustainable groundwater management plans and the impact would be less than significant. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9, 21, 22, 42
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterials streets, and railroad lines. The Proposed Project would not physically divide an established community. No impact would occur. **No Impact**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Proposed Project is located within the Cobb Mountain Area Plan and designated Resource Conservation (RC) in the Lake County General Plan. The parcels are zoned Timber Preserve Zone (TPZ) District. The Proposed Project is consistent with the existing General Plan and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as TPZ. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084). Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County. **Less Than Significant Impact**	1, 2, 3, 4, 6, 7, 16
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Lake County Aggregate Resource Management Plan does not identify a source of minerals at the Property. Furthermore, the United States Geological Survey Mineral Resource Data System did not identify any records of mineral resources within Property. **No Impact**	27, 46
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	Neither the County of Lake's General Plan nor the Lake County Aggregate Resource Management Plan designates the Property as being a locally important mineral resource recovery site. **No Impact**	1, 16, 27, 28
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Construction of the Proposed Project may result in short-term increases in the ambient noise environment. Operational activities may result in a slight increase in the ambient noise environment (e.g. truck trips, air filtration system). Noise that exceeds County standards would be a significant impact. Implementation of the requirements of the Lake County Zoning Ordinance Section 21-41.11 would minimize the potential for sleep disturbance and would reduce the potential for noise to result in a nuisance. Impacts would be less than significant with the following mitigation measures incorporated. **Less Than Significant Impact with Mitigation Incorporated** **Mitigation Measures:** **NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines.** **NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.** **NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between**	1, 2, 3, 4, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines.	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The Proposed Project is not expected to create unusual groundborne vibration due to construction and the low level of truck traffic during construction and deliveries would create a minimal amount of groundborne vibration. The Proposed Project would be required to adhere to all local requirements related to construction and noise levels. **Less Than Significant Impact**	1, 2, 3, 4, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip. **No Impact**	
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth. **No Impact**	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing would be displaced as a result of the Propose Project. **No Impact**	
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?			X		The Proposed Project does not involve housing or other uses that would necessitate the need for new or altered government facilities. The Proposed Project includes utilization of two 50,000-gallon water tanks and a detailed security plan (see **Attachment 1**). Therefore, incidents regarding fire or police protection would be reduced. Adding new development and workers to a relatively remote area could potentially result in the need for police or fire services. However, this would represent an insignificant increase in demand and is not expected to result in unacceptable service rations or response times. Impacts to fire or police protection, schools, parks or other public facilities are not anticipated. **Less Than Significant Impact**	6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Other Public Facilities?						
XVI. RECREATION *Would the project:*						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The Proposed Project does not include components that would have any significant impacts on existing parks or other recreational facilities. **No Impact**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	The Proposed Project does not include recreational facilities and would not require the construction or expansion of recreation facilities. **No Impact**	
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		Access to the Proposed Project would be provided by State Route 175 (SR-175) and Wildcat Road to Antler Hill Drive. Construction of the Proposed Project would temporarily result in a negligible increase in traffic volumes in the vicinity of the Project Site. Vehicular trips from construction would consist of worker trips and deliveries of equipment and materials to and from the Project Site. The temporary increase in trips due to construction of the Proposed Project would not cause a significant change to roadway level of service. There would be a less-than-significant impact. Operation of the Proposed Project would generate limited traffic from infrequent deliveries and employee trips. During peak operations, a maximum number of 20 employees could potentially be present. Regular employee trips would result in approximately 15 to 20 employee trips per day during peak operations during fall harvest. Therefore, operation of the Proposed Project would not constitute a substantial increase in traffic, and would not cause a significant change to roadway level of service. There would be a less-than-significant impact. **Less Than Significant Impact**	6
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The Office of Planning and Research (OPR) Technical Advisory contains screening thresholds for land use projects and suggests lead agencies may screen out vehicle miles travelled (VMT) impacts using project size, maps, and transit availability. For small land use projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, and projects that generate or attract fewer than 110 trips per day generally, may be assumed to cause a less-than significant impact. As described above, operation of the Proposed Project would generate a maximum of 20 trips per day. Therefore, as the number of additional trips generated by the Proposed Project is below the 110-trip screening threshold for VMT impacts contained in the OPR Technical Advisory, the	6, 49

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Proposed Project can be assumed to cause a less-than-significant transportation impact related to vehicle miles traveled. **Less Than Significant Impact**	
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 does not include modification to the existing roadways or design features that would increase hazards. **No Impact**	6
d) Result in inadequate emergency access?				X	Construction of the Proposed Project would occur within the Project Site boundary and would not result in lane closures and thus would not affect emergency access or evacuation. **No Impact**	6
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 site is not listed or identified as 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). The County initiated AB52 consultation procedures. No tribal entities requested AB 52 consultation or indicated that the site is a Tribal Cultural Resource.	19
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X	The site is not identified as 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. The NAHC forwarded a Native American Contacts list and letters were mailed to individuals indicated by NAHC	19
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		As previously described, water would be sourced from an existing well located south of Cultivation Area A on APN 011-019-23. Therefore, the Proposed Project would not require the construction of water facilities. The existing residence on the Project Site is currently serviced by PG&E. Services would be extended to the proposed buildings. It is not anticipated that new electrical lines would be required. Trenching would occur for the installation of irrigation water lines from the well to the cultivation area, septic lines from the proposed septic tank to the processing and drying buildings, and electrical communication lines for security. As described previously, two bioretention facilities would be constructed to manage potential stormwater runoff.	6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The construction of new or expanded utility lines within the Project Site has been addressed throughout this Initial Study and where appropriate, impacts have been reduced to less than significant levels through mitigation. The Proposed Project would not require expanded wastewater treatment or natural gas. No offsite utility improvements would be needed to serve the Proposed Project. The Applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. **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 Property Management Plan and Water Availability Analysis (WAA) (**Attachment 9**) indicate that the estimated annual water use for the Proposed Project would be approximately 2,665,407 gallons for cannabis cultivation operations (outdoor and greenhouse), 150,000 for cannabis processing, 393,650 for domestic use, and 182,500 for landscape irrigation – a total of 10.45 acre-feet per year. A water supply 10-hour yield test was conducted in May of 2021, which indicated that the on-site well is capable of producing 45 gallons per minute with a 17-foot drawdown (recovered within an hour of the test) (**Attachment 6**). The WAA confirms that this yield is expected to meet the domestic, cultivation, and landscape irrigation demands of the Proposed Project. Therefore, the existing well has sufficient water supplies to serve the Proposed Project. The Proposed Project involves construction of two 50,000-gallon water storage tank for fire suppression and irrigation. Water may be supplied by a licensed retail water supplier, as defined in Section 13575 of the California Water Code on an emergency basis if needed. If this occurs, the County would be notified within seven days. While water is available for onsite usage during normal to dry years, water conservation measures per the State Water Quality Control Board Cannabis General Order would be implemented to reduce water usage onsite. These include utilizing drip lines for irrigation, applying mulch in the cultivation areas to conserve soil moisture, and installing meters on the storage tanks and drip lines supply line to accurately record water usage (**Attachment 1**). Furthermore, in accordance with County Ordinance 3106, a Drought Management plan was prepared for the Proposed Project, which depicts how the Proposed project would reduce water use during a declared drought emergency to ensure both success and decreased impacts to the surrounding areas (Pg. 32 of **Attachment 1**). **Less Than Significant Impact**	4, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The Proposed Project would require very minimal wastewater treatment services. During construction, portable toilets would be utilized. During operation, the processing building and drying building would each include a permanent bathroom and would require installation of a new septic tank. A licensed sewage hauler would pump the sewage from the septic tank when needed and then dispose of the sewage at a licensed wastewater treatment facility. This minimal quantity of sewage needing treatment would be negligible. See **Section XIX(a)** **Less Than Significant Impact**	6
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		As described previously, it is anticipated that weekly waste collection would be required during the cultivation season. Solid waste generated from the Proposed Project would be disposed of at Lake County Integrated Waste Management, which the nearest disposal facility is Eastlake Landfill. This landfill has a maximum permitted capacity of 6,050,000 cubic yards (cy) and a remaining capacity of 2,859,962 cy as of 2001. Organic wastes would be composted in a designated area onsite. The amount of solid waste expected to be generated by the Proposed Project is minimal and negligible in the context of the capacity of the landfill. Additional information on the handling of solid waste is provided in **Attachment 1**. The Proposed Project would continue to comply with all local, state and regulations regarding solid waste. **Less Than Significant Impact**	6, 47
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		See **Section XIX(d)**. **Less Than Significant Impact**	6, 47
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The 2018 Lake County Emergency Operations Plan establishes multi-agency and multi-jurisdictional coordination during emergency operations within the County. Construction of the Proposed Project would occur within the Project Site boundaries and would not result in lane closures and thus would not affect emergency access or evacuation. The Proposed Project would adhere to all Federal, State and local fire requirements/regulations, including Chapter 13, Article VIII (Hazardous Vegetation/Combustible Material Abatement), of the Lake County Code, and would not conflict with the County Emergency Operations Plan. **Less Than Significant Impact**	1, 3, 43, 45
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 Property is located within a Moderate Fire Hazard Severity Zone and in a State Responsibility Area. Furthermore, the Property and vicinity is classified as a Wildland Fire Hazard Area based on County GIS data. The Property contains slopes up to 25 percent and is surrounded by hilly terrain; however, the Project Site and proposed cultivation area would be graded to an even plane and would not involve unique slopes or other factors that would exacerbate wildfire risks. Although the Project Site would not exacerbate the risk of wildfire, introducing increased human activity naturally has the potential to increase fire risk. Construction-related activities associated with the	16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					proposed project could involve the use of spark-producing construction equipment, which could temporarily increase the risk of igniting a fire on the Project Site. This is a potentially significant impact. **Mitigation Measure HAZ-1** would be required to mitigate the potential to ignite fires during construction, such as requiring construction equipment to be equipped with a spark arrestor in good working order. Furthermore, the Applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Therefore, with mitigation, wildfire risk would not be exacerbated and the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire is less than significant. **Less Than Significant Impact with Mitigation**	
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		As mentioned above, the Proposed Project is located in a Moderate High Fire Hazard Severity Zone. Infrastructure associated with the Proposed Project would be constructed and located within the Project Site boundary. New off-site electrical distribution lines would not be necessary to serve the Proposed Project. The installation and/or maintenance of infrastructure associated with the Proposed Project does not involve any unique elements that would exacerbate fire risk. All improvements shall adhere to all Federal, State and local agencies requirements. **Less Than Significant Impact**	16, 17
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		As described in **Section VII**, Geology and Soils, the Proposed Project is not located on an unstable geologic unit or soil and does not have a high risk of landslides or liquefaction. The Project Site is relatively flat, and grading associated with the Proposed Project is not expected to impact drainage patterns. Therefore, the Proposed Project is unlikely to 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. A less than significant impact would occur. **Less than significant.**	16, 18
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As discussed in the previous sections, the Proposed Project could potentially have significant environmental effects with respect to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Tribal Cultural Resources, and Wildfire. However, the impacts of the Proposed Project would be reduced to a less than significant level with the implementation of the mitigation measures identified in the sections. **Less Than Significant with Mitigation Incorporated**	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Cumulative impacts for each resource area have been considered within the analysis of each resource area. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. **Less Than Significant with Mitigation Incorporated**	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The potential direct environmental effects of the Proposed Project have been considered within the discussion of each environmental resource area in the previous sections. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. **Less Than Significant with Mitigation Incorporated**	ALL

* Impact Categories defined by CEQA

****Sources List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Cobb Mountain Area Plan
4. Lake County Cannabis Cultivation Ordinance
5. Lake County Air Quality Management District
6. Wildcat Farmz Property Management Plan
7. County of Lake. GIS Portal. Commercial Cannabis Cultivation Exclusion Zones. Available online at: http://gispublic.co.lake.ca.us/portal/home/.
8. State Water Resources Control Board Order WQ 2019-0001-DWQ (General Order). General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities. Available online at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
9. State Water Resources Control Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Policy). Available online at: https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy/final_cannabis_policy_with_attach_a.pdf
10. Cannabis Cultivation Waste Discharge Regulatory Program. Available online at: https://www.waterboards.ca.gov/centralvalley/water_issues/cannabis/
11. Biological Assessment for 9275 Antler Hill Drive, Lake County, CA. Prepared for Lake County Cannabis Consultants. Pinecrest Environmental Consulting, Inc. September 9, 2020 (**Attachment 3**)
12. Federal Emergency Management Agency (FEMA) - Flood Hazard Maps. Available online at: https://msc.fema.gov/portal/home
13. County of Lake. Water Resources – Check Floodplain Status. Available online at: http://www.lakecountyca.gov/Government/Directory/WaterResources/Programs___Projects/Flood_Management/Status.htm

14. Caltrans California State Scenic Highway System Map - 2018. https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983.
15. California Important Farmland Finder, California Department of Conservation https://maps.conservation.ca.gov/dlrp/ciff/
16. County of Lake Parcel Viewer and GIS database: http://gispublic.co.lake.ca.us/portal/home/
17. The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP). FHSZ [Fire Hazard Severity Zone] Viewer. Available online at: https://egis.fire.ca.gov/FHSZ/
18. USDA Natural Resources Conservation Service Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
19. Cultural Resource Evaluation of a Portion of 9275 Antler Hill Drive. Prepared by Dr. John Parker of Archaeological Research. August 25, 2020 (**Attachment 4**)
20. Lake County Natural Hazard database
21. Integrated Regional Water Management Plan – County of Lake.
22. Lake County Groundwater Management Plan – Lake County Watershed Protection District. March 31, 2006.
23. Lake County Grading Ordinance
24. California Department of Toxic Substances Control EnviroStor: https://www.envirostor.dtsc.ca.gov/public/
25. State Water Resources Control Board GeoTracker. https://geotracker.waterboards.ca.gov/
26. California Department of Conservation Fault Activity Map of California. https://maps.conservation.ca.gov/cgs/fam/
27. Lake County Aggregate Resources Management Plan Map Book http://www.lakecountyca.gov/Assets/Departments/CDD/Aggregate+Resources+Management/Aggregate+Resources+Management+Map+Book.pdf
28. County of Lake General Plan: Open Space, Conservation, and Recreation Element http://www.lakecountyca.gov/Assets/Departments/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/Chapter+9+-+Open+Space$!2c+Conservation$!2c+and+Recreation.pdf
29. USGS U.S. Quaternary Faults Interactive Map https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf
30. USFWS, 2021. Information for Planning and Consultation (IPaC) Official Species List. Available online at: https://ecos.fws.gov/ipac/location/index. Accessed March 2021.
31. California Air Resources Board. Maps of State and Federal Area Designations. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations
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34. Bay Area Air Quality Management District – California Environmental Quality Act Air Quality Guidelines.
35. Gray et. al., 2018. Building Landscape Connectivity for Climate Adaptation: Mayacamas to Berryessa Connectivity Network (M2B). Available online at: https://conservationcorridor.org/cpb/M2B-Final-Report.pdf. Accessed February 2021.

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38. California Native Plant Society. Inventory of Rare and Endangered Plants of California. http://www.cnps.org
39. U.S. Fish and Wildlife Service (USFWS). Critical Habitat for Threatened Endangered Species. https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap-=9d8de5e265ad4fe09893cf75b8dbfb77
40. USFWS Environnemental Conservation Online System - Habitat Conservation Plans: https://ecos.fws.gov/ecp0/conservationPlan/region/summary?region=9&type=HCP
41. International Dark-Sky Association. Available online at: https://www.darksky.org/
42. Water Resources – Groundwater Management. County of Lake. Available online at: http://www.lakecountyca.gov/Government/Directory/WaterResources/Programs___Projects/Groundwater_Management.htm
43. Lake County Sheriff's Office Emergency Operations Plan. 2018 Emergency Operations Plan. Available online at: http://www.lakesheriff.com/About/OES/Plans.htm
44. California Department of Conservation. EQ Zapp: California Earthquake Hazards Zone Application. Last updated April 4, 2019. Available online at: https://www.conservation.ca.gov/cgs/geohazards/eq-zapp
45. Lake County Code of Ordinances. Available online at: https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=16438
46. United States Geological Survey. Mineral Resources Data System. Available online at: https://mrdata.usgs.gov/mrds/map-graded.html
47. California Department of Resource Recycling and Recovery (CalRecycle). Solid Waste Information System (SWIS). Available online at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3787?siteID=930
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49. Governor's Office of Planning and Research. Technical Advisory on Evaluating Transportation Impacts in CEQA.
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