



COUNTY OF LAKE

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

May 2, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (UP 20-58, IS 20-72)

1. Project Title: Lake Coco Farms
2. Permit Numbers: Major Use Permit UP 20-58
Initial Study IS 20-72
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. Contact Person: Eric Porter, Associate Planner
(707) 263-2221
5. Project Location(s): 3417 and 3547 Hendricks Road, Lakeport
APN: 005-006-07 and 005-013-01
6. Project Sponsor's Name & Address: Michael Sebour
3417 Hendricks Road
Lakeport, CA 95453
7. General Plan Designation: Resource Conservation (both lots) and Agriculture –
Rural Lands (lot 005-006-07)
8. Zoning: "APZ-WW", Agriculture Preserve – Waterway
9. Supervisor District: District 4
10. Flood Zone: None on cultivation areas
11. Slope: Flat on cultivation sites
12. Fire Hazard Severity Zone: SRA - High Fire Risk
13. Earthquake Fault Zone: None mapped
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Sizes: 154.63 Acres (APN 005-006-07)
74.14 Acres (APN 005-013-01)
228.77 Acres Combined

16. Description of Project:

Major Use Permit for outdoor and greenhouse commercial cannabis cultivation, and a self-distribution license to allow legal cannabis transportation to and from the site. The site is located at 3417 and 3547 Hendricks Road, Lakeport, CA (APNs 005-006-07 & 005-013-01)

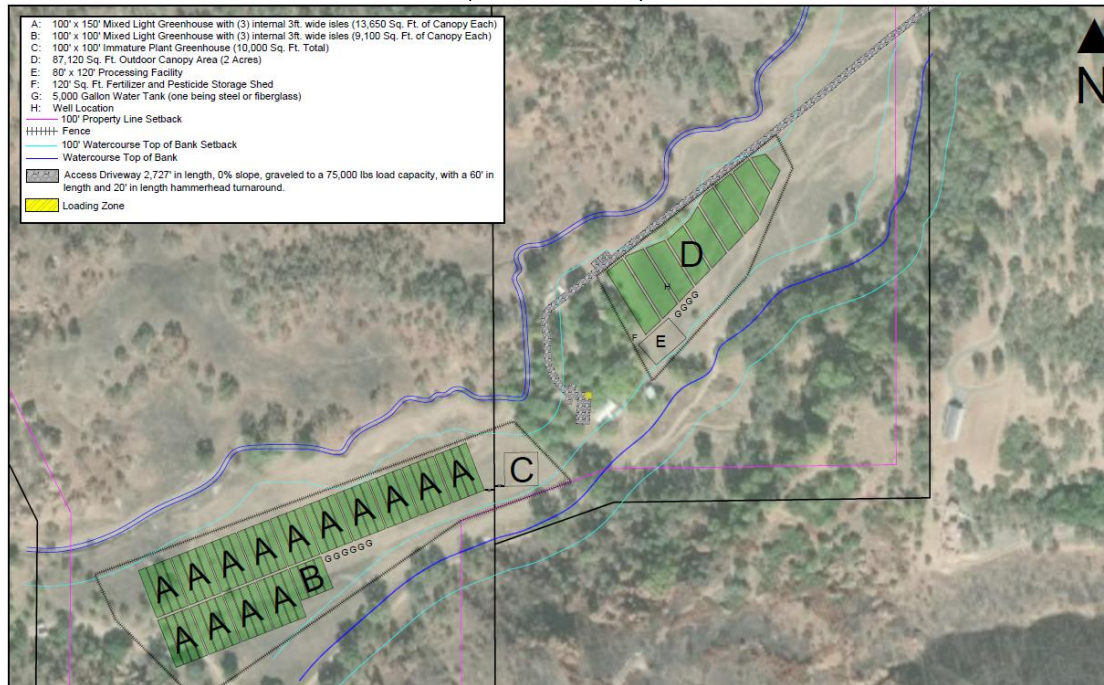
Project Details:

(1) *A-Type 3B Medium Mixed-Light License*: Greenhouse cultivation consisting of fourteen (14) 30' x 100' greenhouses for mature plants (22,750 sq. ft. total greenhouse of canopy area), and one (1) 30' x 100' sq. ft. greenhouse for immature plants; and

(2) *A-Type 3 Medium Outdoor Cultivation Licenses*: consisting of 87,120 sq. ft. of canopy area.

(1) *A-Type 13 Self Distribution license*

FIGURE 1 – PARTIAL SITE PLAN (PROPOSED)



Source: Material Submitted by Applicant

The project also proposes:

- One (1) 80' x 120' metal processing building
- One (1) 120 sq. ft. shed for fertilizers and pesticides
- Ten (10) 5,000-gallon water tanks (one being steel/fiberglass specifically for SRA fire suppression)
- One (1) existing on-site well
- Twelve (12) Employee parking spaces and two (2) ADA parking spaces
- 20' wide graveled access road and loading zone next to parking spaces

Greenhouses would be constructed from galvanized steel frame structures with polyethylene film coverings and polycarbonate end walls. Cannabis plants would be grown in above-ground

smart potting beds using a combination of natural light and artificial light at a rate of up to 25 watts per square foot. Cultivation would occur year-round, with peak season in July, August, and September. Immature plants would be sourced from offsite. Organic plant waste would be composted onsite; all other solid waste would be stored in enclosed bins and disposed of at a licensed facility weekly.

Power for the proposed activities would come from an existing Pacific Gas and Electric (P.G.&E.) service located onsite. There are no grid capacity issues in this location.

Four (4) employees would typically be needed for the proposed day-to-day operations and an additional six (6) employees would be utilized for peak season activities for a maximum total of ten (10) employees. The project would generate between 8 and 20 daily trips for employee traffic following completion of site construction, and one delivery/pickup per day is anticipated. Hours of operation for the proposed activities would typically be between 8 am and 6 pm daily, with deliveries and pickups restricted to 9 am to 7pm Monday through Saturday and Sunday from 12 pm to 5 pm.

Construction

According to the Property Management Plan, construction activities would include the following:

- Ground disturbance and structure construction activities would take place over a 5-to-7-week period.
- Approximately 130 to 160 truck trips would be necessary for construction.
- The proposed cultivation areas are relatively flat do require only minor grading and scraping.
- Site preparation is proposed to include trucks, hand tools, and general construction equipment (which would be shut off when not in use).
- Roadway gravel and widening in some spots.
- Materials and equipment would only be staged on previously disturbed areas, including the existing driveway/parking lot. No areas would be disturbed for the purpose of staging materials or equipment.
- Water from one existing onsite well would be used to mitigate the generation of dust during construction (approximately 5,000 gallons per day during construction).
- All construction activities, including engine warm-up, would be limited to Monday through Saturday, between the hours of 9:00 AM to 6:00 PM.

All equipment would be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment would be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment would occur on an impermeable surface. In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Post - Construction

- Hours of operation will be 8:00 AM to 6:00 PM
- Up to ten (10) employees per day would occupy the site
- Trips per day estimated at 8 and 20 Average Daily Trips (ADT)
- Chemicals, fuel and fertilizer to be stored in a 120 sq. ft. lockable shed
- On-grid power is proposed

- Existing well will be used for irrigation in combination with ten 5,000 gallon storage tanks. One 5,000 gallon tank will be used for fire suppression and will have connectors that will enable fire departments to connect in the event of a wildfire.
- Vegetative waste to be composted on site

Lake Coco Farms is enrolled with the State Water Resources Control Board (SWRCB) prior to October 31, 2020. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities.

Water Analysis

There are three wells located on the two subject properties. Of these, two are used exclusively for domestic use. The third well, identified as 'Well #1' in the Hydrology Report, is an existing and permitted groundwater well located on APN 005-013-01 in the middle of what would be the outdoor cultivation area.

A Hydrology Report was prepared by Vanderwall Engineering and is dated December 21, 2021. The analysis provided the following information:

Well Data

Well #1 is the well that will be used for irrigating the proposed cultivation project. A 1000 ft radius was placed around the radius of influence of well #1. A radius of influence was calculated for all wells that fell within the 1000 ft radius. In this case, well #2 did not have a well drillers report on file with the state or county. Therefore, an assumed conservative 300' radius was used. Well #3 fell just outside the 1000' radius but did have a well drillers report on file, so for data gathering purposes, a radius of influence was calculated for that well. See Hydrology Report, Well Area of Influence Map in Appendix B.1 and see the Surrounding Area Map in Appendix B.2. All wells were located using information gathered via site visit, the County of Lake Environmental Health Department, and the CA Department of Water Resources. See well descriptions below.

Well #1

- Southern vicinity of APN: 005-013-01.
- See Appendix B for well maps.
- Total drill depth of 52 feet.
- The capacity of the well is at least 120 gpm.
- Use: "Lake Coco Farms" Commercial Cannabis Irrigation.

Well #2

- Western vicinity of APN: 005-013-21.
- See Appendix B for well maps.
- Total drill depth is N/A.
- The capacity of the well is N/A.
- Use: Domestic.

Well #3

- Northwest vicinity of APN: 005-014-26.

- See Appendix B for well maps.
- Total drill depth is estimated at 300 feet.
- The capacity of the well is 10 gpm.
- Use: Domestic.

Water Usage

The proposed project has a total canopy area of 287,320 sq.ft. (6.59 acres), a 10,000 sq.ft (0.23 acre) immature plant area, and a 80' x 120' processing facility for 5 employees during grow season and 10 employees during harvest season.

These values were used for calculating the total water usage in gallons per year. The calculations used are found in the Vanderwall Hydrology Study submitted for this project.

Annual Projected Water Usage for Well #1

The total water usage of the canopy area is estimated by the square footage of the canopy multiplied by the ft/year needed for a single cannabis plant. The ft/yr is estimated to be similar to a tomato plant, which is 20in/year or 1.66 ft/year. For immature plants, that value is cut in half from 1.66 ft/year to 0.83 ft/year. For processing buildings, a harvest season is typically a 13-week period, therefore, there is a 39-week non-harvest period per year.

Project Demand

The project has an estimated total annual water usage of 3,650,946 gallons per year. The calculations of Aquifer Recharge are based on the tributary area to the radius of influence of Well #1. Per Well Recharge Area Map shown in Appendix B.3 of the Hydrology Report, the total recharge area is 1,556,024 sf.

Assumption: Annual Precipitation, P = 32 inches per year, assume a drought year is 20% of the annual precipitation, yields 6.4" (0.54165 ft) of rainfall. (Note: Rainfall of 2021 was 9" per NOAA for Lake County)

Volume of water for recharge = Area x Drought Precipitation x Coefficient of Seepage.

$$V = (1,556,024 \text{ sf}) \times (0.54165 \text{ ft/yr}) \times (7.48 \text{ gal/cf}) \times (0.7)$$

$$V = 4,413,007 \text{ gal/year}$$

4,413,007 > 3,650,946 therefore the well is adequate to handle the 6.59 acres of cultivation during a drought year.

Conclusion

Per the calculations and assumptions in the Hydrology report, the project has more than adequate water supply for the proposed irrigation use. The report also concludes that even in a drought year, estimates show that the well has the capacity to handle the proposed water irrigation needs of the project, without impacting the surrounding neighbor's wells.

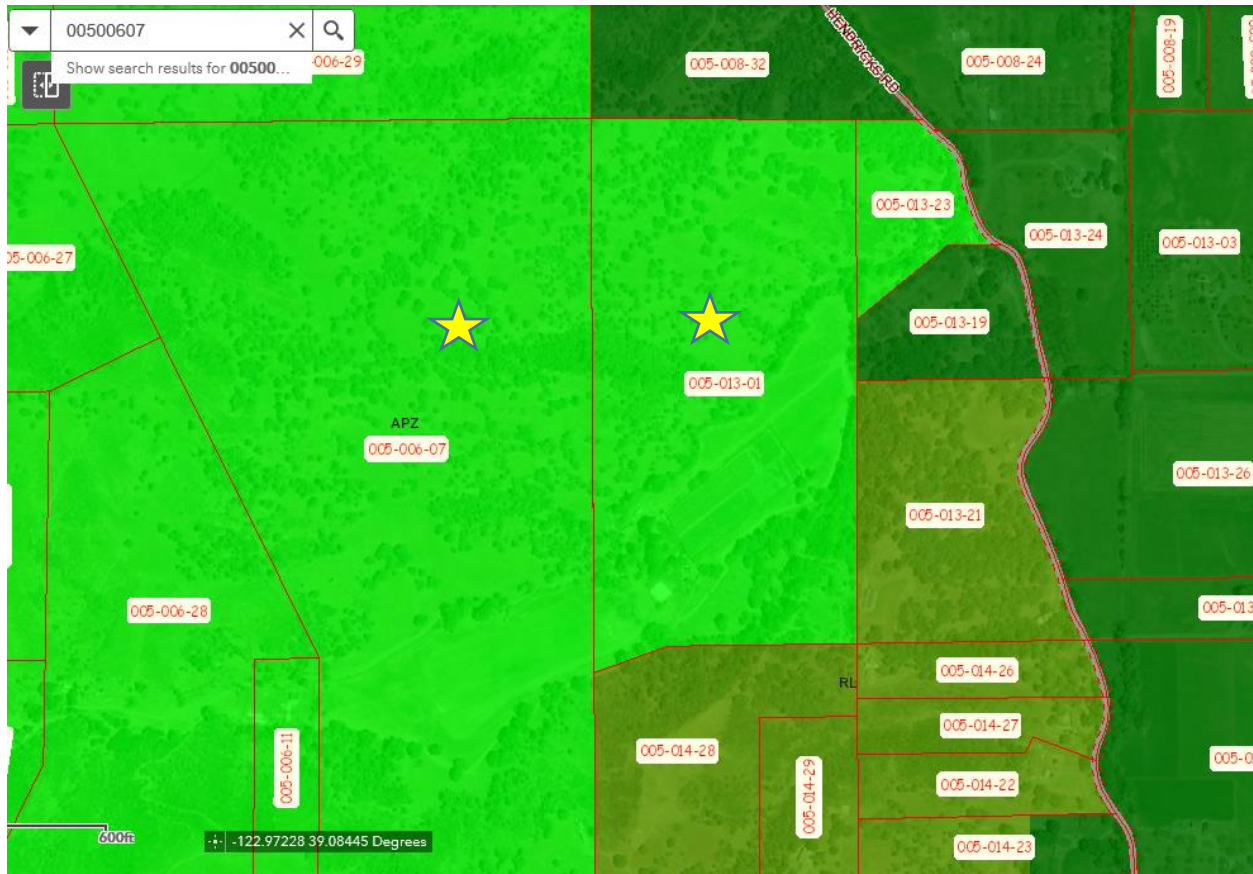
17. Surrounding Land Uses and Setting:

All properties surrounding the project property are zoned "RL" Rural Lands. The following neighboring lot characteristics are present. See Figure 2, next page for map.

- North: Agriculture Preserve (APZ) zoned property, 53+ acres in size; and Rural Lands (RL) zoned property, 18 acres in size. Both lots are undeveloped.
- South: Rural Lands (RL) zoned properties, 44 and 117 acres in size. One dwelling immediately south of lot 07.

- East: Agriculture (A) zoned properties, Agriculture Preserve (APZ) zoned property, and Rural Lands (RL) zoned properties, ranging in size from 10 to 80 acres; mostly developed with single family dwellings.
- West: Agriculture Preserve (APZ) zoned properties, ranging in size from 9+ acres to over 100 acres in size; one dwelling on the 9+ acre lot.

FIGURE 2 – ZONING OF SITE AND VICINITY



Source: Lake County Parcel Viewer

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

The extent of this environmental review falls within the scope of the Lead Agency, the Lake County Community Development Department, and its review for compliance with the Lake County General Plan, the Lakeport Area Plan, the Lake County Zoning Ordinance, and the Lake County Municipal Code. Other organizations in the review process for permitting purposes, financial approval, or participation agreement can include but are not limited to:

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff Department
- Lakeport Fire Protection District,

- Central Valley Regional Water Quality Control Board
- State Water Resources Control Board
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Fish & Wildlife (CDFW)
- California Department of Food and Agriculture (CalCannabis)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs
- California Department of Transportation (CalTrans)

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

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, per Public Resources Code §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.

Lake County sent an AB52 notice to 11 Lake County-based Tribes on June 15, 2020, informing tribes of the proposed project and offering consultation under AB-52. The Scotts Valley Band of Pomo requested consultation in late August 2020; consultation was held with the County on September 3, 2020.

On June 26, 2020, the County received a letter from the California Historic Resource Information System at Sonoma State (CHRIS); the letter indicated that two Cultural Studies were performed in 1975 and 1976 (Keesling and French; Parker respectively), and found that the site contained a historic trail, the "No'boral-Co'kadjal Trail", also known as the Norris Trail, and recommended that an archaeologist should be retained to identify the trail's proximity to the cultivation site, and presumably avoid the trail if it was found to be within 50 feet of the proposed cultivation area.

On May 17, 2020, Wolf Creek Archaeological Services submitted a third Cultural Study that included a 20 acre portion of the site where the cultivation activities would occur. The 2020 Study indicated that no previous studies had been undertaken for the property, however the CHRIS letter stated that there were two studies done in 1975 and 1976 as referenced above. The 2020 study did not find any evidence of significant historical relics, items or artifacts, and recommended that the project proceed as planned.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Eric J. Porter, Associate Planner



Signature: _____

Date: 5-4-2023

Mireya G. 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:
- The significance criteria or threshold, if any, used to evaluate each question; and
 - The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS

Except as provided in Public Resource Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 9
c) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

- a) Coco Farms is proposing a total of (16) greenhouses, and (1) 80' x 120' metal building for crop drying. The property is not located within a scenic corridor, however the cultivation areas are flat and will be visible from several neighboring properties.

The proposed sixteen (16) greenhouses and the 80' x 120' drying building have the potential of having an adverse impact due to light migration and visual impacts. Mitigation measures are needed to reduce potential visual impacts.

FIGURE 3 – VIEW OF EASTERN ADJACENT LOT FROM HENDRICKS ROAD



The items with the most potential for visual impacts are light, greenhouse and drying building structures, and the flatness of the site from certain view corridors. The following mitigation measures will help reduce the potential Aesthetic impacts to 'less than significant' levels:

- AES-1: Prior to cultivation, all greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.
- AES-2: Prior to cultivation, a minimum 6' tall screening fence shall be installed around the perimeter of both cultivation areas. The screening material shall not be fabric due to poor durability, and the fence may be chain link with slats, or solid wood or metal.
- AES-3: All exterior lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.

Less than Significant Impact with Mitigation Measure AES-1 through AES-3 incorporated

- b) The project site parcels are located on a private driveway that is served by Hendricks Road, a paved, non-scenic County maintained road. The cultivation area had been cleared of vegetation as far back as 2006. There are no trees that would need to be removed, and no rock outcroppings or historic buildings exist on the site.

Less than Significant Impact

- c) The site is located in a western portion of Lakeport and is situated in a manner that makes it difficult or impossible to be seen from Hendricks Road, which is located approximately 1,400 feet east of the edge of the cultivation areas. The cultivation sites will be visible from two eastern adjacent lots; screening requirements and light mitigation are added to minimize potential impacts to the neighboring properties.

Less than Significant Impact with mitigation measures added

- d) The project has potential to create additional light or glare due to the proposed greenhouses and hoop house buildings proposed. Mitigation measures AES-1 through AES-3 will help to reduce potential light-related impacts to 'less than significant' levels.

Less than Significant Impact with mitigation measures added

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 7, 8, 11, 13, 39 |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 7, 8, 11,
13 |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 7, 8, 11,
13 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4,
5, 6, 9 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 7, 8, 11,
13 |

Discussion:

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.

- a) The project parcels are zoned "APZ", Agricultural Preserve, and have been used in the recent past as traditional agriculturally-productive lots. Both lots are under a Williamson Act contract. The four acre cultivation area will not prevent the owner / caretaker from planting traditional crops on the remaining portions of the two lots, which are a total of ±228 acres in combined size. The properties are not located within a Farmland Protection Zone, so outdoor cultivation is permissible. The eastern lot is located within 1000 feet of a designated Farmland Protection Zone, but the cannabis use will not interfere with other lots' ability to cultivate traditional crops.

Less Than Significant Impact

- b) As stated in 'a' above, both lots are under a Williamson Act contract. While the property owner is encouraged to remove the Williamson Act contract, the designation will not prevent the owner from growing traditional crops on the remainder of the 228 acre combined properties.

Less Than Significant Impact

- c) The project will not result in rezoning forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).

No Impact

- d) The project would not result in the loss or conversion of forest land to a non-forest use since no timber production is occurring on the land.

No Impact

- e) As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.

Less Than Significant Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 21, 24, 31, 36
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

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.

- a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.

Because the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses Bay Area Air Quality Management District's 'significance thresholds' address air quality standards that are associated with a project.

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found on the Project Property, and would pose no threat of asbestos exposure during either the construction phase or the operational phase. Air impacts from vehicle use is addressed in section c) below.

Less than Significant Impact

- b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO₂, NO_x, O₃, PM₁₀, PM_{2.5}, VOC, ROG, Pb). Any Project with daily emissions that exceed any of the thresholds of significance for these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis.

As indicated by the Project's Air Quality Management Plan, near-term construction activities and long-term operational activities would not exceed any of the thresholds of significance for criteria pollutants. Lake County has adopted Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts. Using the California Emissions Estimator Model, air emissions modeling performed for this Project, in both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the Project-level thresholds. Construction and operational emissions are summarized in the following tables:

Comparison of Daily Construction Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	10 to 20	54	Less than significant
CO	10 to 30	548	Less than significant
SO _x	< 1	219	Less than significant
Exhaust PM ₁₀	1 to 10	82	Less than significant
Exhaust PM _{2.5}	1 to 10	54	Less than significant
Greenhouse Gasses (CO ₂ e)	2,000 to 3,500	No threshold established	Less than significant

Comparison of Daily Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	1 to 5	54	Less than significant
CO	1 to 10	548	Less than significant
SO _x	< 1	219	Less than significant
PM ₁₀ (total)	1 to 5	82	Less than significant
PM _{2.5} (total)	1 to 5	54	Less than significant
Greenhouse Gasses (CO ₂ e)	1 to 20	No threshold established	Less than significant

Comparison of Annual Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions (tons/year)	BAAQMD Threshold (tons/year)	Significance
ROG (VOC)	0 to 1	10	Less than significant
NO _x	0 to 1	10	Less than significant
CO	0 to 1	100	Less than significant
SO _x	0 to 1	40	Less than significant
PM ₁₀	0 to 1	15	Less than significant
PM _{2.5}	0 to 1	10	Less than significant
Greenhouse gasses (as CO ₂ or methane)	1 to 100	10,000	Less than significant

According to the Lake County Zoning Ordinance section on commercial cannabis cultivation (§27.11), Air Quality must be addressed in the Property Management Plan. The intent of addressing this is to ensure that “all cannabis permittees shall not degrade the County’s air quality as determined by the Lake County Air Quality Management District” and that “permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminants including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors”. This includes obtaining an Authority to Construct permit pursuant to LCAQMD Rules and Regulations.

Less than Significant Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residence is located about 600 feet west of the cultivation site, well over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.11 of the Lake County Zoning.

The proposed Project has some potential to result in short- and long-term air quality impacts from construction and operation of the proposed Project.

Construction impacts, which include the construction of fourteen 100' x 150' greenhouses, two 100' x 100' greenhouses; an 80' x 120' processing building, a 120 sq. ft. shed, fencing and security system for the facility. Construction is expected to take place over a two to three month period. The interior road has already been inspected for Public Resource Code (PRC) 4290 and 4291 compliance.

Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction. The EPA has indicated that a vehicle produces 404 grams of CO₂ on average for each vehicle mile traveled. The proposed project will operate from 8 a.m. to 6 p.m., Monday through Sunday, and is estimated to have up to five employees during normal operations, and up to ten employees during peak harvest season. Vehicle trips per day during operations are estimated up to 20 daily employee

trips during peak harvest season (the assumption is that employees would bring their lunches rather than travel off-site for lunch breaks), and 4 deliveries per week on average. A total of 144 weekly trips are projected. Assuming a 270 day cultivation season, a total of about 5,616 annual trips is anticipated.

The nearest populated area is Lakeport, which for purposes of estimating total vehicle impacts is considered to be the living area for employees. Lakeport is located about two miles from the cultivation site. Assuming 5,616 annual vehicle trips from two miles away, a total of 11,232 vehicle miles per year can be anticipated. Each car produces an average of 404 grams of CO₂ per vehicle mile traveled (source: EPA). Total anticipated CO₂ emissions is 4,537,728 grams of CO₂ per year, or about 4.5 tons of CO₂ per year.

Lake County has no thresholds for air emissions and uses Bay Area Air Quality Management District's (BAAQMD) standards for thresholds of significance. The BAAQMD's threshold is 1,100 tons of CO₂ per project. Based on this threshold amount, it would take this project about 244 years to meet the BAAQMD threshold for 'significant impact' to air quality.

Pesticide application will be used during the growing season and only within the cultivation area. The cultivation area will be surrounded by a fence which will help to prevent off-site drift of pesticides. Additionally, no demolition or renovation will be performed which would cause asbestos exposure, and there are no mapped serpentine soils on the subject site.

Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be limited during periods of high winds (over 15 mph). All visibly dry, disturbed soil and road surfaces would be watered to minimize fugitive dust emissions.

Cannabis cultivation activities involve certain disturbance of soil; whether its related to grading for building pad preparation or importing soil for outdoor cultivation (usually fabric pots). Lake County routinely puts mitigation measures in place to prevent dust from the project from migrating to other sites, and to protect the site and area from air quality-related impacts. This includes carbon filtration systems inside of greenhouses containing mature plants, and the processing building.

The following mitigation measures are added:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct (A/C) permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to any diesel engine use.

AQ-3: 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 LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent all weather surfacing. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.

AQ-7: Prior to greenhouse cultivation, and prior to use of the processing building for cannabis drying and packaging, the applicant shall install carbon or similar air filters in each structure.

AQ-8: Prior to cultivation, the applicant shall plant fragrant plants around the southern and eastern edge of the outdoor cultivation area. Plants shall be planted no further than 2' apart, and shall be of a specie that blooms at approximately the same time as the cannabis plants bloom. The plants shall be irrigated and maintained in a healthy state for the life of the project.

Less than Significant Impact with mitigation measures added

- d) The Project Property is located in a rural area of the County of Lake, where the majority of development is single family residential dwellings on relatively large lots with agricultural uses in the vicinity. The potential impacts to air quality are dust and odor; the dust has been addressed in the preceding mitigation measures.

Less than Significant Impact

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34, 45

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
29, 30, 31,
32, 33, 34,
45 |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
21, 24, 29,
30, 31, 32,
33, 34, 45 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13 |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 5,
6 |

Discussion:

- a) A Biological Assessment (BA) was prepared by Pinecrest Environmental Consulting, Inc., May 27, 2020. The purpose of this reconnaissance-level Biological Assessment (BA) is to evaluate the existence of special-status species (SSS) and/or habitats, as well as assess the potential for SSS listed in Appendix A to occur on or near the site of commercial cultivation activities, pursuant to applicable regulations from County of Lake and the State of California. This BA also analyzes the potential for jurisdictional wetlands and other waters of the U.S. to exist onsite, and classifies landforms that may potentially convey sediment to waters of the U.S. including dry creeks, washes, swales, gullies, and other erosional features. Also included in Appendix F is a set of recommended Best Management Practices (BMPs) that are adapted from a variety of sources, some of which are enforceable conditions under State Water Resources Control Board *Cannabis* General Order No. WQ 2019-0001-DWQ.

Access to the parcel is provided to the west off of Hendricks Road, via improved dirt driveway. Onsite structures include several residences, and numerous barns and outbuildings for ranch purposes. There are no existing *Cannabis* cultivation facilities onsite. Several gates provide access at the west and east ends of the access road, and there is also an aboveground power utility easement running east-west through the center of the property.

A wildlife and botanical survey was conducted at the site on May 13, 2020. The weather was mild and rainy. There was a light rain falling throughout the day, and approximately 2" of rain had fallen in the previous month. Relative humidity was approximately 75% as measured by Kestrel handheld weather station. Starting with the central residential area, the entire project

site was surveyed on foot by Dr. Christopher T. DiVittorio, recording the location and identity of all plant and animal species encountered. Plant voucher specimens were taken of any species that were not identifiable in the field, and that were not likely to be special-status. The vast majority of species were identifiable at the time of the survey, although some had to be identified based on green vegetative flowering parts.

Most of the parcel consists of patchily burned chaparral and mixed oak woodland. However, the entirety of the project is located on the flat valley floor that consists of annual and ruderal species characteristic of hayfield production and disking for many years. There is also a Class II reach of Hendricks Creek that flows east across the center of the parcels (Figure 3) that is fed by a series of smaller unnamed Class III watercourses. Most of the west portion of the parcel was burned severely to moderately during the Mendocino Complex Fire in 2018, while the eastern portion did not burn.

The specific community descriptions below are organized based on the zones that were surveyed, and the floristic results presented in Appendix B of the Biological Assessment. We used as guidance the *Manual of California Vegetation* (Sawyer et al. 2009) to guide community classification. Overall, the parcels consists of approximately 70% chaparral, 20% formerly cultivated valley floor grassland, and 10% riparian forest.

Wildlife activity was high due to the time of year and the weather. Wildlife species were observed both directly and indirectly include Indian peacock (*Pavo cristatus*), California quail (*Callipepla californica*), mourning dove (*Zenaida macroura*), acorn woodpecker (*Melanerpes formicivorus*), turkey vulture (*Cathartes aura*), crow (*Corvus racyrhynchos*), Brewer's blackbird (*Euphagus cyanocephalus*), Western scrub jay (*Aphelocoma californica*), savannah sparrow (*Passerculus sandwichensis*), black-eyed junco (*Junco hyemalis*), excavation mounds of Botta's pocket gopher (*Thomomys bottae*), Western grey squirrel (*Sciurus griseus*), scat of black-tailed jackrabbit (*Lepus californicus*), scat of coyote (*Canis latrans*), tracks of Mule deer *Odocoileus hemionus*), and Western fence lizard (*Sceloporous occidentalis*).

There are no locations that appear to qualify as jurisdictional wetland outside of the active channel of the Class II and Class III watercourses, however there may be some fringing wetland surrounding these features. Although a protocol-level wetland delineation was not performed, any onsite wetlands should be protected within the setbacks required by State Water Resources Control Board *Cannabis* General Order. Additionally, there are no vernal pools or other water or drainage features in the central grassland portions of the site, likely due to the extended history of hay production and disking onsite.

Conclusions.

No special-status plant species were observed during the surveys performed at the site in May 2020. No impacts are predicted for any of the special-status plant species discussed in Appendix A based on lack of actual sightings, and lack of suitable habitat in the proposed project areas. The majority of the special-status plant species are either vernal pool species or endemic to serpentine outcrops and soils. No serpentine soils are present in the project areas, and there are no vernal pools or other seasonal wetlands in the grassland portions of the site due to extended period of disking and hay cultivation that continues to the present-day.

No special-status animal species were observed during the surveys performed at the site in May 2020. No impacts are predicted for any of the special-status animal species discussed in Appendix A of the Biological Assessment due to the lack of actual observations and lack of

suitable habitat in the proposed project areas. There is no suitable estivation habitat for FYLF due to the lack of cracks or small mammal burrows due to the decades-long history of disking and hay cultivation onsite. Any suitable breeding habitat or high quality estivation habitat for FYLF or any other species in Appendix A are in the setbacks of the riparian zones that are protected from development, or the hillslope and draws that are likewise not proposed for development.

No discharges of sediment or fill are predicted to any watercourses or other waters of the State. There is one culvert crossing that does not appear to be actively eroding. As long as 100-foot setbacks are observed off the other mapped drainages there should be no impacts to downstream water quality. There are no wetlands observed in the center of the grassland areas in the proposed cultivation areas, however there may be some wetland vegetation surrounding some of the Class II and III watercourses onsite. As long as appropriate setbacks are observed off of all watercourses as required by State Water Resources Control Board *Cannabis* General Order, any wetlands onsite should be protected within these setbacks and no wetland delineation is required.

No mitigation measures are recommended within the BA.

Less Than Significant Impact

- b) No removal of riparian vegetation is proposed as part of this project. The applicant will be required to remove some shrubs and grasses in order to meet CALFIRE's Public Resource Code requirements for commercial driveways (primarily widening the existing driveway), however the applicant is not proposing any removal of vegetation; the proposed buildings are to be placed on flat portions of the site that are already cleared of vegetation.

Less Than Significant Impact

- c) There are no federally-protected wetlands located in or within 100 feet of the cultivation sites; therefore the project will not impact any wetlands.

Less Than Significant Impact

- d) The Biological Assessment conducted by Northwest Biosurvey was done mid-season in August 2019. The surveying Biologist did not see any listed species according to the study, but put mitigation measures in place in the event of inadvertent discovery, which were added as mitigation measures BIO-1 through BIO-4. The Study Area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian areas, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats.

The Study concluded that "no critical habitat for any Federally-protected species occurs in the Project Area or surrounding Study Area during the field survey other than ephemeral watercourses.

Less than Significant Impact

- e) The proposed project would be consistent with all Lake County ordinances related to the protection of biological resources, because there are no protected biological resources present on the project site. The proposed project would not affect any wetlands, ephemeral drainages, or other sensitive habitats protected by the Lake County Zoning Ordinance. According to the

material submitted, no tree removal will be required, so no County tree removal policies or ordinances would apply.

Less than Significant Impact

- f) No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans have been adopted for the Project area and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resource Evaluation was prepared for this project by Wolf Creek Archaeology Services, and is dated May 17, 2020.

The summary indicated that there no cultural resources were discovered within the project boundaries.

The Evaluation stated that although it is possible that some significant relics or artifacts may exist on the site that were not seen during the site survey, the project should proceed as planned. The Evaluation also stated that it was unlikely that human remains exist on the site, but stated that if inadvertent discovery were to occur, that the Tribe and a qualified Archaeologist be made aware of the discovery. The County also requires the Sheriff's Department to be notified in the event of such inadvertent discoveries; mitigation measures are added to address this occurrence if it were to happen.

The County sent all eleven tribes based on Lake County an AB 52 notice on September 4, 2020, informing tribes of the proposed project and offering consultation under AB-52. Of these

notified Tribes, the Scotts Valley Band of Pomo Indians responded and requested consultation, which occurred on September 3, 2020. The Tribe and the applicant have an agreement that the Tribe will oversee site disturbance.

Lake County is rich in tribal history, and because of this, places mitigation measures onto commercial projects that involve site disturbance.

The following mitigation measures are therefore added as a precautionary measure:

- CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.
- CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated.

- b) Site disturbance will take place as part of project and site preparation, so there is a potential for inadvertent discovery of as-of-yet undiscovered resources during project construction. Therefore, this impact is considered significant. Mitigation measures CUL-1 and CUL-2 will reduce potential effects of inadvertent discovery to 'less than significant levels'.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.

- c) The Project site does not contain a mapped cemetery and there are no known tribal cemeteries located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.

VI. ENERGY

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|------------|
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5 |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5 |

Discussion:

- a) The proposed Project On-grid power, supplied by PG&E, is the proposed primary energy source for this project. The mixed light cultivation areas (15 greenhouses) and the 80' x 120' drying building may have a substantial need for power, although the greenhouse cultivation is based on 'light deprivation', which would limit the potential energy drain due to low wattage lighting or exclusively natural light.

No detailed energy calculations were provided with the application, however comparable projects require between 200 and 400 amp services to power the greenhouses, the processing building, and other lesser power demands on site such as the well pump and security system. There are no grid capacity issues at this location, so issuing an electrical permit for a new 400 amp service at this location would not be problematic.

Less than Significant Impact

- b) According to the California Department of Cannabis Control's Title 4 Division 19 §15010 on compliance with the CEQA, all cannabis applications must describe their project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources. The proposed Project consists of outdoor cultivation with minimal security lighting. The cultivation site will require power for greenhouses, the processing building, security systems, water pumps, minor outdoor lighting and cannabis odor filtration equipment. Electricity will be provided by 'on-grid' power. The project would meet the standards of Title 4 Division 19 §16305 Renewable Energy Requirements.

Less Than Significant Impact

VII. GEOLOGY AND SOILS

Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------|
| a) Directly or indirectly cause potentially 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 18, 19 |

- a known fault? Refer to Division of Mines and Geology Special. Publication 42.
- ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 19, 21, 24, 25, 30
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 9, 18, 21
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 7, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 14, 15

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults within two miles of the Project Property. Thus, no rupture of a known earthquake fault is anticipated and the proposed Project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed.

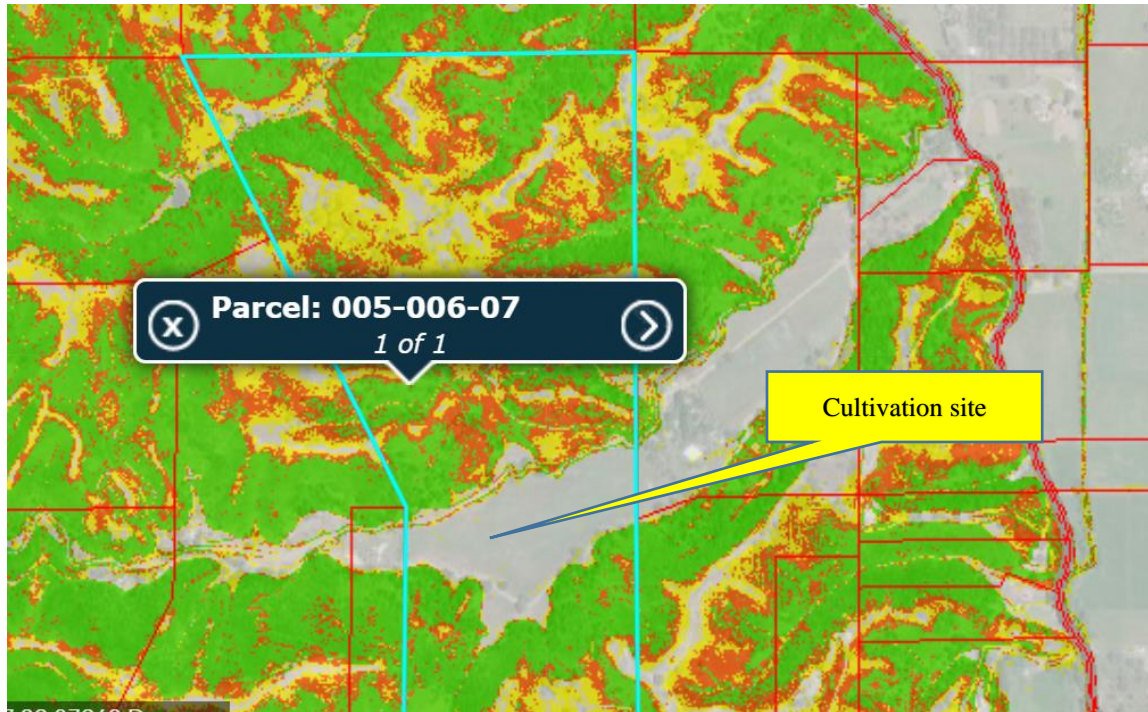
Seismic Ground Shaking (ii) and Seismic-Related Ground Failure, including liquefaction (iii)

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards.

Landslides (iv)

The cultivation areas are flat. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally stable. As such, the Project site is considered unlikely to be susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

FIGURE 4 – SLOPE MAP OF SUBJECT SITE



Source: Lake County GIS Mapping

Less Than Significant Impact

- b) Grading for building pad preparation and utility / waterline trenching is proposed to prepare the Project site for cultivation. The applicant is required to apply for a Grading Permit, as a condition of approval, which is typical for most cannabis projects.

The applicant has provided an Erosion and Sediment Control Plan prepared by Realm Engineering that addresses potential erosion through the application of gravel/rock to access roads, weed-free straw mulch to disturbed areas, and the installation of straw wattles around the proposed outdoor cultivation area. Additionally, the applicant shall comply with the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-001-DWQ) and Chapters 29 and 30 of the Lake County Code, to protect water quality through the implementation of Best Management Practices (BMPs) / Best Practicable Treatment or Control (BPTC) measures, which include erosion and sediment control BMPs/BPTC measures.

Less Than Significant Impact

- c) The Project Property contains some slopes that are greater than 30%, but the cultivation site is flat; the sloped areas are located to the south and to a lesser extent to the north of the cultivation site. According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel is not located within and/or adjacent to an existing known “landslide area”.

The applicant is required to apply for a Grading Permit and to follow the Stormwater Mitigation Measures that they are proposing on the site plans submitted; this includes placing straw wattles around the cultivation area to channel drainage in a manner that it will not adversely affect the site or surrounding area. The drawings submitted by the applicant show stormwater mitigation measures, so the project is proposing sufficient mitigation measures to control stormwater on site.

Less Than Significant Impact

- d) Types 233, “Still loam, stratified substratum”, and 235, “Still-Talmage complex, 2 to 8 percent slopes” are the soil types mapped on this site. Neither soil type is overly expansive or prone to ‘shrink-swell’ that might otherwise put structures in danger. The processing building and the greenhouses will be engineered and are required to meet certain structural standards to be able to withstand earthquakes, which will minimize shaking risks to employees in the event of an earthquake.

Less Than Significant Impact

- e) The proposed project site contains a dwelling that will have bathrooms that will be retrofitted to be ADA compliant. No new septic systems are needed.

Less Than Significant Impact

- f) According to the Wolf Creek Archaeological Services survey, the project site does not contain any known unique geologic feature or paleontological resources that might otherwise require protection or avoidance.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36

Discussion:

- a) Lake County has no maximum thresholds for greenhouse gas emissions. With cannabis cultivation projects, greenhouse gasses are created during construction and during peak harvest season.

The construction of this project will take place over an estimated six to eight weeks, and would primarily involve preparing the greenhouse pads, building the greenhouses, building the pad and the 80' x 120' drying building; building one small shed, putting gravel down on the interior driveway; drilling fence post-holes, installing a fence, and installing security cameras. Estimated vehicle trips during construction are between four and eight daily trips. No vehicles will be idling on site during construction.

Levels of greenhouse gasses emanating from outdoor portion of the cannabis cultivation are not yet well studied. The County obtained the following regarding potential greenhouse gasses:

"The potential for carbon payments has special interest for farmers growing hemp, which reportedly (consumes) carbon (dioxide) at a rate of 6 tons per acre, according to the European Industrial Hemp Association, and can play a key role in regenerative farming and soil remediation.

"For biomass carbon inventories of 750 t/ha and typical yields (5000 kg/ha) (UNODC, 2009), associated biomass-related CO₂ emissions would be on the order of 150 kg CO₂/kg Cannabis (for only one harvest per location), or 3% of that associated with indoor production. These sites typically host on the order of 10,000 plants, although the number can go much higher (Mallery, 2011)."

Based on a total cultivation area of 110,000 sq. ft. of potential plants, and based on an estimate of 500 plants per acre, it is probable that a total of 1,400 cannabis plants could be planted. The total estimated CO₂ output for 1,400 plants grown outdoors is 28 kg/year.

The estimated CO₂ output for the greenhouse cultivations are approximately the same, since greenhouse cultivation activities generate about 2 to 3 times more CO₂ than outdoor cultivation activities. The applicant proposes about 22,000 sq. ft. of greenhouse canopy area, which will consist of about 250 plants based on the recognized average of 500 mature plants per acre. Source: University of California, Berkeley; 2018 Cannabis Study.

Construction emissions and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod®), Version 2016.3.2. Construction and operational CO₂ emissions are summarized above and in the tables of the Air Quality Section of this Initial Study. The results are expressed as a range of potential emissions. To magnify any air quality impacts, the model was run using the worst-case scenarios, and emissions estimates are reported here using the unmitigated emissions values. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of greenhouse gases and does not exceed the project-level thresholds established by BAAQMD.

Less than Significant Impact

- b) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the “County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County.” The proposed Project was sent out for review from the LCAQMD and the only concern was restricting the use of an onsite generator to emergency situations only.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD or BAAQMD rules or regulations and would therefore have a less than significant impact.

The 2017 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State’s long term GHG goals, which includes a primary target of no more than six (6) metric tons CO₂e per capita by 2030 and no more than two (2) metric tons CO₂e per capita by 2050. The Project will have up to three (3) individuals working on site (owners/operators) during normal operational hours, and with an expected 6.875 metric tons of overall operational CO₂e per year, the per capita figure of 2.29 metric tons of operational CO₂e per year meets the 2017 Climate Change Scoping Plan’s 2030 target, and nearly meets the 2050 target.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant should be aware of and expected to make a transition away from SOREs by the required future date.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 35, 37

Discussion:

- a) Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored and locked in a secured building on site.

This proposal will use organic pest control and fertilizers. This will significantly limit potential environmental hazards that would otherwise result. All pesticides and fertilizers are required to be stored in a locked and secure facility and kept in accordance with manufacturer's recommendations as is being proposed by the applicant.

The project would comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, would be stored under cover and in State of California-approved containers and in a manner that is consistent with State Fire Codes regarding the storage of flammable fuels. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses.

Cannabis waste, as appropriate, will be composted or chipped and spread on site; burning cannabis waste is prohibited in Lake County.

A spill containment and cleanup kit would be kept on site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

The Project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management in the Property Management Plan, which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project will require measures for employee training to determine if they meet the requirements outlined in the Plan and measures for the review of hazardous waste disposal records to ensure proper disposal methods and the amount of wastes generated by the facility.

Less Than Significant Impact

- b) The Project involves the use of fertilizers and pesticides which will be stored in a secure stormproof structure.

Flood risk on the Project site is minimal; the entire property is located in the "X" flood zone, which has a very low risk of flooding. According to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone.

The Project site is mapped as being within a very high fire hazard severity zone. Wildfire mitigation measures are added and found within the Wildfire section of this document.

The Project Property does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during site disturbance is minimal.

Less than Significant Impact

- c) There are no schools located within one-quarter mile of the proposed Project site. The nearest school is Upper Lake Elementary School, which is located over five (5) miles south of the Project Property.

No Impact

- d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

- e) The Project site is located about 6 miles from the nearest public airport or public use airport (Lampson Field). Lampson Field is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. There will be no hazard for people working in the Project area from a public airport or public use airport.

Less Than Significant Impact

- f) The Project would not impair or interfere with an adopted emergency response or evacuation plan. Hunter Point Road to Elk Mountain Road would be used to evacuate the site if an evacuation were needed. During evacuations, all persons at the Project site would be required to follow emergency response instructions for evacuations. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant with the mitigation measures required in the Wildfire section of this document.

Less than Significant Impact

- g) The Project site is within a mapped very high fire hazard severity zone. The applicant shall adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space. Please refer to Section XX. Wildfire for additional information pertaining to risks associated with wildland fire.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30, 45
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on-site or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32, 45
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?					
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29

Discussion:

- a) The applicant has provided an Erosion and Drainage Control plan that shows the treatment of the cultivation areas in terms of runoff mitigation and erosion control. The project will use straw wattles around the cultivation areas to help retain the stormwater that might otherwise migrate onto other areas on the property and/or onto neighboring lots.

The chemicals used as fertilizers and pesticides are organic; cannabis has some of the strictest testing standards of any production crop grown, and has to meet very stringent requirements for chemicals.

The County's Cannabis Ordinance requires that all cultivation operations be located at least 100-feet away from all waterbodies (i.e. spring, top of bank of any creek or seasonal stream, edge of lake, wetland or vernal pool). Additionally, cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-001-DWQ must comply with the Minimum Riparian Setbacks. Cannabis cultivators must comply with these setbacks for all land disturbances, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement).

The proposed Project has been designed to meet the required riparian setbacks on the flattest portion of the property to reduce the potential for water pollution and erosion.

Less Than Significant Impact

- a) Due to exceptional drought conditions, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) on July 27, 2021, requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:
- Approximate amount of water available for the project's identified water source,
 - Approximate recharge rate for the project's identified water source, and
 - Cumulative impact of water use to surrounding areas due to the project

There are three wells located on the two subject properties. Of these, two are used exclusively for domestic use. The third well, identified as 'Well #1' in the Hydrology Report, is an existing and permitted groundwater well located on APN 005-013-01 in the middle of what would be the outdoor cultivation area.

A Hydrology Report was prepared by Vanderwall Engineering and is dated December 21, 2021. The analysis provided the following information:

Well Data

Well #1 is the well that will be used for irrigating the proposed cultivation project. A 1000 ft radius was placed around the radius of influence of well #1. A radius of influence was calculated for all wells that fell within the 1000 ft radius. In this case, well #2 did not have a well drillers report on file with the state or county. Therefore, an assumed conservative 300' radius was used. Well #3 fell just outside the 1000' radius but did have a well drillers report on file, so for data gathering purposes, a radius of influence was calculated for that well. See Hydrology Report, Well Area of Influence Map in Appendix B.1 and see the Surrounding Area Map in Appendix B.2. All wells were located using information gathered via site visit, the County of Lake Environmental Health Department, and the CA Department of Water Resources. See well descriptions below.

Well #1 (irrigation well)

- Southern vicinity of APN: 005-013-01.
- See Appendix B for well maps.
- Total drill depth of 52 feet.
- The capacity of the well is at least 120 gpm.
- Use: "Lake Coco Farms" Commercial Cannabis Irrigation.

Well #2 (domestic use only)

- Western vicinity of APN: 005-013-21.
- See Appendix B for well maps.
- Total drill depth is N/A.
- The capacity of the well is N/A.
- Use: Domestic.

Well #3 (domestic use only)

- Northwest vicinity of APN: 005-014-26.
- See Appendix B for well maps.
- Total drill depth is estimated at 300 feet.
- The capacity of the well is 10 gpm.
- Use: Domestic.

Water Usage

The proposed project has a total canopy area of 287,320 sq. ft. (6.59 acre), 10,000 sq. ft (0.23 acre) immature plant area, and a 80'x120' processing facility for 5 employees during grow season and 10 employees during harvest season.

These values were used for calculating the total water usage in gallons per year. See calculations as found in the Vanderwall Hydrology Study.

Aquifer Recharge

The proposed project has an estimated total annual water usage of 3,650,946 gallons per year.

The calculations of Aquifer Recharge are based on the tributary area to the radius of influence of Well #1. Per Well Recharge Area Map shown in Appendix B.3 of the Hydrology Report, the total recharge area is 1,556,024 sf.

Given: Annual Precipitation, $P = 32$ inches per year, assume a drought year is 20% of the annual precipitation, yields 6.4" (0.54165 ft) of rainfall. (Note: Rainfall of 2021 was 9" per NOAA for Lake County)

Volume of water for recharge = Area x Drought Precipitation x Coefficient of Seepage.

$$V = (1,556,024 \text{ sf}) \times (0.54165 \text{ ft/yr}) \times (7.48 \text{ gal/cf}) \times (0.7)$$

$$V = 4,413,007 \text{ gal/year}$$

4,413,007 > 3,650,946 therefore the well is adequate to handle the 6.59 acres of cultivation in a drought year.

Annual Projected Water Usage for Well #1

The total water usage of the canopy area is estimated by the square footage of the canopy multiplied by the ft/year needed for a single cannabis plant. The ft/yr is estimated to be similar to a tomato plant, which is 20in/year or 1.66 ft/year. For immature plants, that value is cut in half from 1.66 ft/year to 0.83 ft/year. For processing buildings, a harvest season is defined to be a 13-week period, therefore, there is a 39-week non-harvest period per year.

Conclusion. Per the Hydrology Study's calculations and assumptions, the project has more than adequate water supply for the proposed irrigation use. Even in a drought year, our estimates show that the well has the capacity to handle the proposed water irrigation needs of the project, without impacting the surrounding neighbor's wells.

Less Than Significant Impact

- c) According to Lake County Ordinance Section 27.13 (at) 3, the Property Management Plan must have a section on Storm Water Management based on the requirements of the California Regional Water Quality Control Board Central Valley Region or the California Regional Water Quality Control Board North Coast Region, with the intent to protect the water quality of the surface water and the stormwater management systems managed by Lake County and to evaluate the impact on downstream property owners. All cultivation activities shall comply with the California State Water Board, the Central Valley Regional Water Quality Control Board, and the North Coast Region Water Quality Control Board orders, regulations, and procedures as appropriate.

The cultivation operation is enrolled in the State Water Resources Control Board's Order WQ 2019-0001-DWQ *General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Additionally, an engineered erosion and sediment control site plan was submitted by the applicant as part of the Property Management Plan.

The applicant has submitted proposed erosion and sediment control plans that have stormwater control measures, thus enabling stormwater to remain in a confined area on site and which will prevent the water from re-entering any surface water courses that are on site.

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is mapped as being in Flood Zone X – areas of low flooding risk. There is a mapped flood plain located north of the cultivation area that will not be impacted by the cannabis cultivation activities.

Less than Significant Impact

- e) The Project Property is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order will ensure that the project does not conflict with or obstruct implementation of a water quality control plan.

There are no groundwater management plans for the affected groundwater basin(s) at this time.

Less than Significant Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The Project Property is located in a rural area of Lake County, characterized by large parcels containing scattered residential uses. The proposed Project would place four acres of cannabis cultivation area on a ±228 acre lots; there are no roads other than the interior driveway that would be affected, and the project would not physically divide an established community.

No Impact

- b) The proposed Project is consistent with the Lake County General Plan and Lakeport Area Plan, and would create future employment opportunities for several local residents.

The General Plan Land Use and Base Zoning District designation currently assigned to the Project Parcel is "APZ", Agriculture Preserve. The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the "APZ" land use zone with a major use permit. The project is consistent with all other development standards within the zoning code for commercial cannabis cultivation.

Less than Significant Impact

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources. The California Department of Conservation describes the generalized rock type for the Project Property as the Lower Cretaceous-Upper Jurassic Great Valley Sequence and the Lower Cretaceous Great Valley Sequence, composed mostly of marine mudstones, siltstones, sandstones, and conglomerate. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site.

No Impact

- b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site not delineated on the County of Lake's General Plan, the Lakeport Area Plan nor the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the project has no potential to result in the loss of availability of a local mineral resource recovery site.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages.

This project will have some noise related to site preparation primarily for pad preparation for the processing building and greenhouses. There will be some noise generated from utility trenching and post-hole digging for the fencing. The hours of construction are limited through standard conditions of approval.

Operational noise anticipated will primarily come from vehicles entering and leaving the site, and from carbon filtration systems that are required in the greenhouses and processing building.

Although the property size and location will help to reduce any noise detectable at the property line, mitigation measures will still be implemented to further limit the potential sources of noise.

In regards to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within one (1) mile of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7 a.m. – 10 p.m.) or 45 dBA during night hours (10 p.m. – 7 a.m.) when measured at the property line.

The following mitigation measures will reduce the impacts associated with noise to 'less than significant' levels:

- NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 noon to 5:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
- NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 incorporated.

- b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

The Project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of heavy construction equipment. The Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, the Project is not expected to create unusual groundborne vibration due to site development or facility operation.

Less Than Significant Impact

- c) The Project site is located over 10 miles from the nearest airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from air travel.

No Impact

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|------------|
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5 |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|------------|

Discussion:

- a) The Project is not anticipated to induce significant population growth to the area. The increased employment will be between four and eight fulltime employees to be hired locally.

No Impact

- b) The Project will not displace any existing housing.

No Impact

XV. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- a) 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:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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1, 2, 3, 4,
5, 20, 21,
22, 23, 27,
28, 29, 32,
33, 34, 36,
37

- 1) Fire Protection?
- 2) Police Protection?
- 3) Schools?
- 4) Parks?
- 5) Other Public Facilities?

Discussion:

- a) The Project site is serviced by the Lakeport Fire Protection District, the Lake County Sheriff's Department, and the Lake County Public Works Department, and it is located within the Upper Lake Unified School District.

The Project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The Project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature.

There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.

Less than Significant Impact

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) As the small staff for the proposed Project will be hired locally, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities and no impacts are expected.

No Impact

- b) The proposed Project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities, and no impacts are expected.

No Impact

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

Discussion:

- a) The Project Property is accessed via private interior driveway that connects with Hendricks Road, a County-maintained paved road at this location. A minimal increase in traffic is anticipated due to construction, employee use, and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles.

There are no pedestrian or bicycle facilities on Hendricks Road in the vicinity of the project site.

The applicant will be required to obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Less than Significant Impact

- b) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed Project's vehicle miles traveled (VMT), as follows:

"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."

The cultivation site is located about 4 miles from Lakeport, the nearest population base and the likely residency of employees. Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction. The EPA has indicated that a vehicle produces 404 grams of CO₂ on average for each vehicle mile traveled. The proposed project will operate from 8 a.m. to 6 p.m., Monday through Sunday, and is estimated to have up to five employees during normal operations, and up to ten employees during peak harvest season. Vehicle trips per day during operations are estimated up to 20 daily employee trips during peak harvest season (the assumption is that employees would bring their lunches rather than travel off-site for lunch breaks), and 4 deliveries per week on average. A total of 144 weekly trips are projected. Assuming a 270 day cultivation season, a total of about 5,616 annual trips is anticipated.

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical

weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

The proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the Project to have a significant level of VMT. Impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant.

Less than Significant Impact

- c) The Project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. No road improvements appear to be necessary for this project.

No Impact

- e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and will have no effect on access to local streets or adjacent uses, including access for emergency vehicles. The site was evaluated for PRC 4290 and 4291 compliance in year 2020 and was found to comply with these regulations for a commercial driveway. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed Project would not interfere with the City's adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES

Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15
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, the lead agency shall consider the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

significance of the resource to a California Native American tribe?

Discussion:

- a) A Cultural Resources Evaluation (CRE) for the proposed cultivation Project was prepared by Wolf Creek Archaeological Services and dated May 17, 2020. A pedestrian field survey of a 20

On June 26, 2020, the County received a letter from the California Historic Resource Information System at Sonoma State (CHRIS); the letter indicated that two Cultural Studies were performed in 1975 and 1976 (Keesling and French; Parker respectively), and found that the site contained a historic trail, the "No'boral-Co'kadjal Trail", also known as the Norris Trail, and recommended that an archaeologist should be retained to identify the trail's proximity to the cultivation site, and presumably avoid the trail if it was found to be within 50 feet of the proposed cultivation area.

The County held consultation on this project on September 3, 2020 with the Scotts Valley Band of Pomo Tribe, and the applicant agreed to have a tribal representative train employees for what to watch for during site disturbance, and to have a tribal monitor on site during site disturbance.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.

- b) No prehistoric sites were discovered during the field survey conducted for the CRE. The lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project, with implementation of mitigation measures CUL-1 through CUL-2.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.

XIX. UTILITIES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 29, 32, 33, 34, 37, 45
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22, 31, 45

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5, 6, 22 |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5, 6, 35, 36 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5, 6, 35, 36 |

Discussion:

- a) The proposed Project will be served by an existing onsite irrigation well and on-grid power for all project-related energy and water demands. The Project will upgrade the restroom in the dwelling to be ADA-compliant; no new septic systems are needed or proposed.

The Project will not 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.

Less than Significant Impact

- b) The Vanderwall Hydrology Report prepared for this project demonstrated that there is adequate water available for the cannabis cultivation project without impacting other area wells. The water analysis is within the Hydrology Report and summarized at the beginning of this document.

Less than Significant Impact

- c) The Project will be served by the restroom in the dwelling, which will be upgraded to be ADA-compliant; no new septic systems are needed or proposed.

Less Than Significant Impact

- d) It is estimated that approximately 2000 pounds of waste from the proposed Project will be taken to the Eastlake Landfill each year. The Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located within reasonable proximity of the Project site. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020.

There is adequate solid waste capacity to accommodate the proposed Project, and the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

- e) The Project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The Project will not impair an adopted emergency response plan or evacuation plan. The applicant would use Hendricks Road, a paved County road serving the site as the evacuation route if needed. The applicant shall adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.

Less than Significant Impact

- b) The Project site is situated on land that is mapped as being moderate, high and very high fire hazard severity risk. The cultivation site is flat, which will minimize potential impacts associated with fire-related landslides. The cultivation site would not further exacerbate the risk of wildfire or the overall effect of pollutant concentrations on area residents in the event of a wildfire. The Project has improved fire access on site by being compliant with PRC 4290 and 4291 standards, and by requiring the installation of a water tank that would be reserved for use by Fire Protection agencies if needed.

The following mitigation measures are required for this project due to the high severity risk associated with this site:

WDF-1: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.

WDF-2: Prior to cultivation, the applicant shall provide 100' of defensible space around the processing building and the fenced cultivation area. This does not require tree removal, but it does require removal of grasses and brush, and limbing trees up to a height of 8'.

WDF-3: The applicant shall place at least 5,000 gallons of water on site that is designated specifically as for use of fire suppression. Water tanks shall have connectors that are able to be used by Fire Protection Districts.

Less than Significant Impact with Mitigation Measures WDF-1 through WDF-3 incorporated.

- c) The interior driveway is compliant with PRC 4290 and 4291 standards for a commercial driveway. The applicant will need to clear brush for defensible space around structures.

Less than Significant Impact

- d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage impacts based on the flat terrain on and near the cultivation site.

Less than Significant Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? (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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☒ ☐ ☐ ALL

Discussion:

- a) The project proposes the cultivation of commercial cannabis in a rural area of the County on an "APZ" Agriculture Preserve-zoned parcel.

According to the biological and cultural studies conducted, the proposed Project does not 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 when mitigation measures are implemented.

Mitigation measures are listed herein to reduce impacts related to Aesthetics, Air Quality, Cultural/Tribal Resources, Noise, and Wildfire.

Less than significant impact with mitigation measures added.

- b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural and Tribal Resources, Noise, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment.

Implementation of and compliance with the mitigation measures identified in each section as Project Conditions of Approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

Less than significant impact with mitigation measures added

- c) The proposed Project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Cultural and Tribal Resources, Noise, and Wildfire have the potential to impact human beings. Implementation of and compliance with the mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.

Less than significant with mitigation measures added

Impact Categories defined by CEQA

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Kelseyville Area Plan
5. Coco Farms Cannabis Cultivation Application – Major Use Permit.

6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment prepared by Pinecrest Environmental Consulting, Inc., dated May 27, 2020.
14. Cultural Resource Evaluation prepared by Wolf Creek Archaeological Services and dated May 17, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit – July 24, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List,
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal

44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
45. Hydrology Report prepared by Vanderwall Engineering, and dated December 21, 2021.