



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 16, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 20-68) ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Lake County Land Restoration
2. **Permits:** Initial Study, IS 20-68 for the following:
- Major Use Permit, UP 20-57
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, California 95453
4. **Supervisor District:** District Four (4)
5. **Contact Person:** Mary Claybon – Assistant Planner II - (707) 263-2221
6. **Parcel Location & Size(s):** 6051 Ridge Road, Lakeport, CA 95453
APNs: 007-053-01 (1109 Vernal Drive): 100.00 acres
007-047-03 (6051 Ridge Road): 35.00 acres
007-053-02 (6200 Ridge Road): 112.33 acres
007-047-01 (5951 Ridge Road): 65.09 acres
7. **Project Sponsor's Name/Address:** Matthew Boyer/WFPS Enterprises, LLC
P.O. Box 3009
Orangevale, CA 95662
8. **General Plan Designation:** Rural Lands (RL)
9. **Zoning:** "RL-B5-WW (5ac)"; Rural Lands – Special Lot
Size/Density Combining District – Waterway Combining
10. **Flood Zone:** D; Areas of undetermined, but possible, flood hazard
11. **Slope:** Varied; cultivation sites are less than 10%
12. **Natural Hazards:** State Responsibility Area (SRA)
- Very High Fire Hazard Severity Zone
13. **Waterways:** A Class II watercourse (Highland Creek), and
several Class III watercourses
14. **Fire District:** Lakeport Fire Department Sphere of Influence
15. **School District:** Lakeport Unified School District

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

WFPS, Enterprises is seeking discretionary approval of a Major Use Permit, UP 20-57, for commercial cannabis cultivation at 6051 Ridge Road, Lakeport, authorizing a total of 435,600 sq. ft. of outdoor cannabis canopy are within 457,000sq. ft. cultivation area without the use of light deprivation and/or artificial lighting on APNs 007-047-03 and 007-053-01.

The project components are as follows:

- One (1) new 40,000 sq. ft. processing building, with ADA-compliant restrooms
- Temporary portable chemical toilets, ADA-compliant, with handwashing stations
- Use of the existing 1,600 sq. ft. barn for storage of fertilizers and chemicals
- Use of two (2) existing on-site wells
- Use of 15 existing gravel parking spaces, and installation of an additional 20 parking spaces (including required ADA spaces) in connection with the proposed new 40,000 sq. ft. processing building
- Use of existing 75,000-lb. capacity, 20'-wide driveway with turnaround loop (rock surfaced)

Construction

According to the applicant, the proposed project includes the following site preparation and construction activities:

- Cultivation soil preparation, fence construction, and site preparation will take place over about a 4 to 8 week period.
- The proposed cultivation areas are relatively flat and require no grading.
- The proposed processing building, which would be constructed in year two following project approval, would require minor grading on an approximately 150' by 250' area in preparation for the building foundation.

According to the Property Management Plan, the following dust control measures shall be followed during any construction operations, road grading, or land clearing:

- All visibly dry, disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions.
- All unpaved areas shall have a posted speed limit of 10 mph.
- Dust-generating activities shall be limited during periods of high winds (over 15 mph).
- Access of unauthorized vehicles onto the construction site during non-working hours shall be prevented.

Operation

The project proposes full-sun outdoor cultivation. Plants would be grown in-ground or in raised soil beds with a weed barrier between the growing medium and native surface. No greenhouses are proposed as part of the cultivation operations. Under Stage 1 of the project, which is approximately the first year of operations after project approval, plants would be harvested and transported off-site for drying and processing. Under Stage II of the project, which is approximately the second year of operations after project approval, the applicant proposes to construct a 40,000 sq. ft. processing building on site, wherein plants would be harvested and then processed (dried, trimmed, and packaged) on site.

- Hours of operation will be 8:00 a.m. to 6:00 p.m.
- Up to 10 employees per day would occupy the site, with up to 20 employees during peak planting and harvesting periods
- Trips per day estimated at 22 to 24 Average Daily Trips (ADT) during regular operations, and 41 trips per day during planting and peak harvest seasons

- Chemicals, fuel, and fertilizer to be stored in on-site storage buildings
- PG&E and solar power is proposed
- Existing wells would be used for irrigation

The proposed cannabis cultivation would be set back a minimum of 100 ft. from the top of bank of Highland Creek and the Class III watercourses in the vicinity of the project site.

According to the Property Management Plan, fertilizers, pesticides, and petroleum products would be securely stored in the existing barn with compatible chemicals, outside of riparian setbacks.

At least one solid waste bin will be located at each cultivation site and at the processing building. Waste bins will consist of trash cans (20 or 35 gallon) with lids or roll-off dumpsters with lids. These solid waste containers will not be used to dispose cannabis green waste. Recyclables will be segregated from solid waste and stored in bins. At weekly intervals, staff will deposit recyclables at an appropriate recycling facility. Yard waste, green waste, and other compostable materials will be segregated from solid waste and shredded and composted onsite for reuse as mulch or as a soil amendment, or deposited at an appropriate transfer facility. Waste will be transported to an appropriate licensed facility by staff or will be hauled by a private waste-hauling contractor.

For the majority of the cultivation season, the proposed project would be operated by approximately 10 people. Operations would occur up to seven (7) days per week from March to November every year. Hours of operation for the proposed activities would typically be between 8 a.m. and 6 p.m. daily. The Lake County Zoning Ordinance restricts deliveries and pickups to 9 a.m. - 7 p.m. Monday through Saturday and Sunday from 12 p.m. to 5 p.m. Approximately two to three deliveries/pickups per week is estimated throughout the cultivation season, with an additional weekly pickup of trash/solid waste. The number of employees on site would temporarily increase to approximately 20 per day during peak season for planting and harvesting periods.

A total of 35 parking spaces are proposed. Approximately 15 gravel parking spaces already exist on site. An additional 20 parking spaces, including the required number of ADA-compliant spaces, would be constructed in connection with the proposed processing building.

Water Source and Use

Water for cultivation activities would be supplied from two existing permitted groundwater wells. Well #1 (DWR Well Completion Report WCR2020-008749) is located at latitude 38° 57' 56.1758", longitude -122 ° 56' 23.4618", is approximately 260 feet in depth and has an estimated yield of 20 gallons per minute (GPM). The well was permitted by Lake County Environmental Health on June 2, 2020 (Permit # WE-5380). Well #2 (DWR Well Completion Report WCR2020-008748) is located at latitude 38° 58' 5.1099", longitude -122 ° 56' 43.855", is approximately 400 feet in depth and has an estimated yield of 110 GPM. The well was permitted by Lake County Environmental Health on June 12, 2020 (WE-5392). No surface water diversions are proposed. An analysis prepared by Chico Environmental (February 2021) determined that Well #2 is not connected to the surface water reservoir or the alluvial aquifer located in Donovan Valley.

Water would be pumped from the wells to holding tanks, from which water will travel through a sediment and reverse osmosis filter before being delivered to the plants utilizing drip irrigation techniques. According to the Water Availability Analysis (July 2020) for the project, the projected water use for the proposed 435,600 sq. ft. of canopy area would be

approximately 360,000 gallons per month. The total estimated water usage for the project is 3,240,000 gallons per year, or approximately 9.6 acre-feet per year.

Maximum production from the two existing wells exceeds the project's water demand. Well #1 can produce approximately 864,000 gallons per month. Well #2 can produce approximately 4,752,000 gallons per month. As noted, total projected water use for the project would be approximately 360,000 gallons per month.

Power

Onsite power is currently supplied by PG&E and small-scale solar arrays. The Project is for full-sun outdoor cultivation with no supplemental lighting or fans. Additional small-scale solar arrays would be installed to power low-demand systems such as security cameras, security lights and well pumps. The proposed processing building would be powered by PG&E line power.

Safety and Security

Security for the site includes two locked gates at the entrance of the cultivation areas, secured with a commercial-grade padlock and Knox Box for emergency services access. The project site will not be open to the public. All staff, suppliers, product transporters, and visitors will be required to sign in and sign out. Each cultivation area will have a comprehensive digital video surveillance system and motion sensors, accompanied by perimeter lighting. A 6-ft. tall, solid or chain link with slats perimeter fence would surround each cultivation area.

Technical Studies Submitted

A Biological Resources Assessment for the proposed project was prepared by Natural Investigations Co. (February 2020). Site visits were conducted by Tim Nosal, MS on December 3, 2019, and February 10, 2020. An Aquatic Resources Delineation Report for the proposed project was prepared by Natural Investigations Co. (August 2020). Site visits related to the Biological Assessment were conducted by Tim Nosal, MS and Dr. G.O. Graening on December 3, 2019, February 10, 2020, and August 21, 2020. A Cultural Resources Assessment for the proposed project was prepared by Natural Investigations Co. (March 2020). A Site visit related to the Cultural Assessment was conducted by Tim Spillane, MA, RPA on March 2, 2020.

Property Description, Existing Conditions, and Location/Access

The proposed Lake County Land Restoration cannabis project is located approximately 5.5 miles west of Kelseyville (Section 23, Township 13N, Range 10W, Mount Diablo Base and Meridian, in the Kelseyville USGS 7.5 minute quadrangle). The proposed project is located in the Kelseyville Planning Area. The proposed project site is within the Adobe Creek watershed (HUC-12-180201160304). Highland Creek, a Class II watercourse, and unnamed Class III watercourses flow through the property in a southerly direction. There is an existing above-ground reservoir on APN: 007-047-01 that is located more than 100 feet from the nearest cultivation area. The site is accessed by an existing private driveway off of Ridge Road and Vernal Drive, both being dirt and gravel roads.

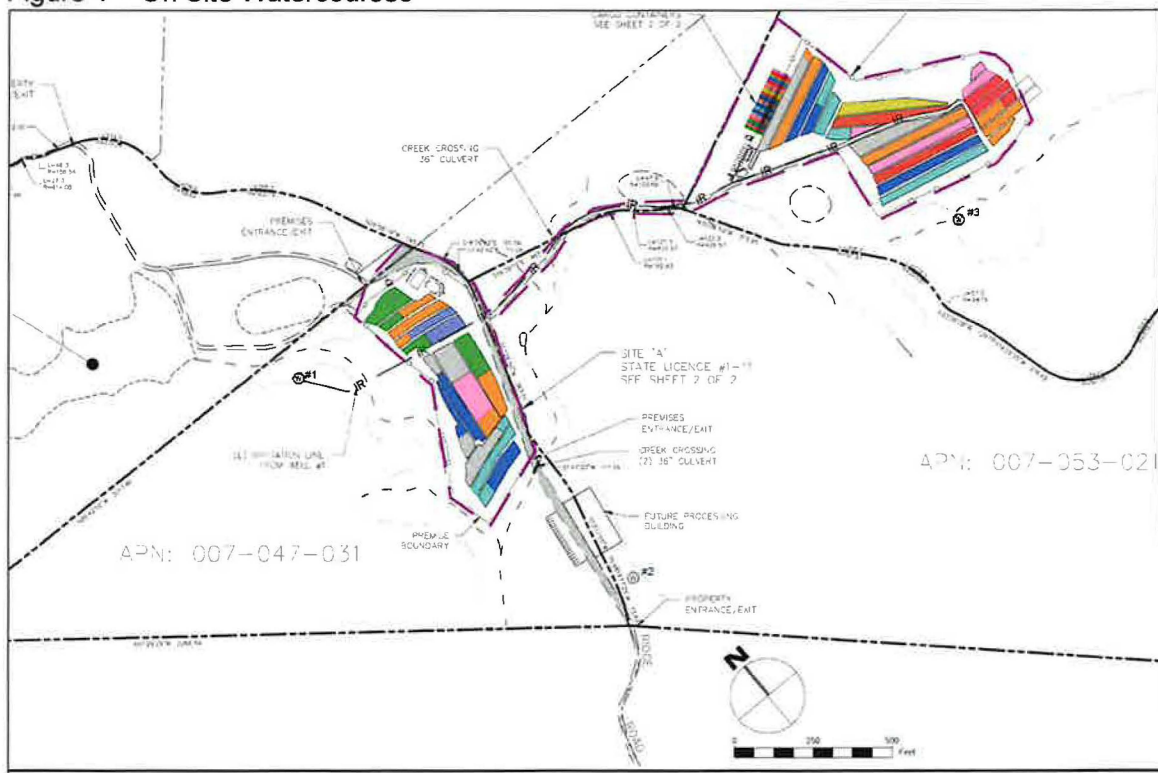
The project site is an existing ranch, developed with an existing residence, garden, shed, barn/workshop, secondary shed, stable, and well. The existing residence will not be an accessory to the proposed cannabis cultivation operations. The proposed cultivation areas have been previously graded and cleared of vegetation from former agricultural and grazing operations.

Watercourse Setbacks and Erosion Control Plan

WFPS, Enterprises is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC402295. 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 applicant will implement 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.

According to the applicant, no development is proposed within 100 feet of the Class II and Class III watercourses that are on the project site (see Figure 1 below).

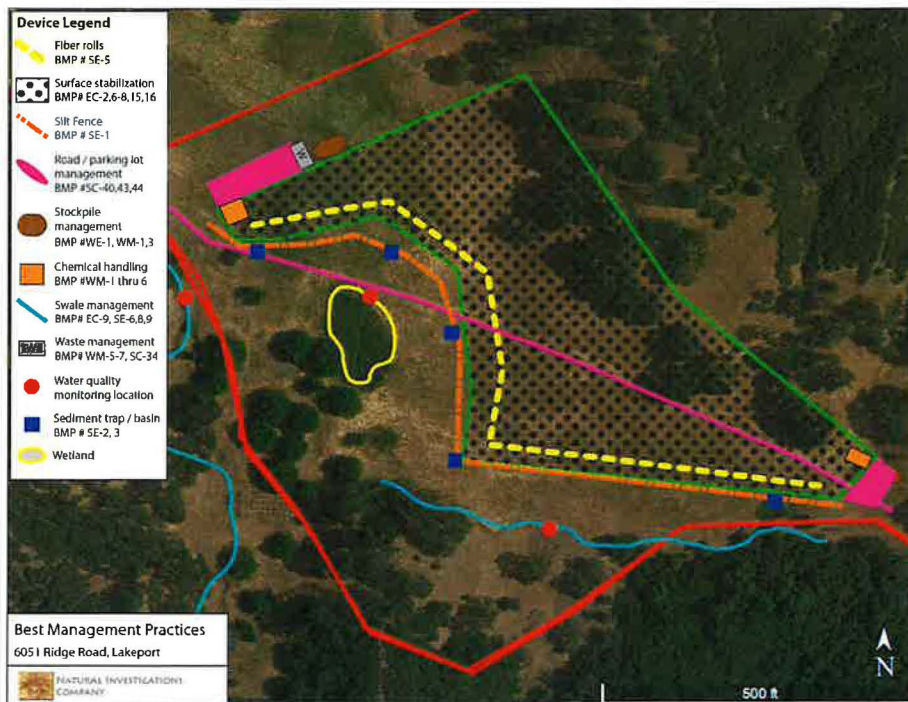
Figure 1 – On Site Watercourses



Source: Materials Submitted by Applicant

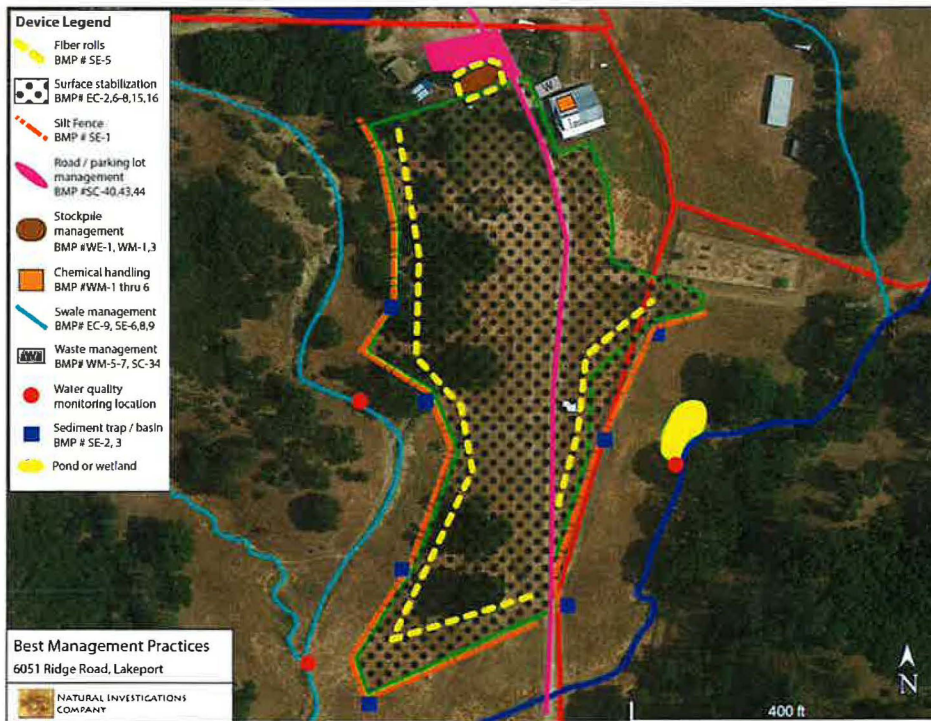
Figures 2 and 3 below provide detailed depictions of the BMPs that the applicant will deploy at each cultivation area. These BMPs include fiber rolls, surface stabilization, silt fencing, sediment traps and water monitoring.

Figure 2 Best Management Practices – Site #B



Source: Materials Submitted by Applicant

Figure 3 – Best Management Practices, Site #A



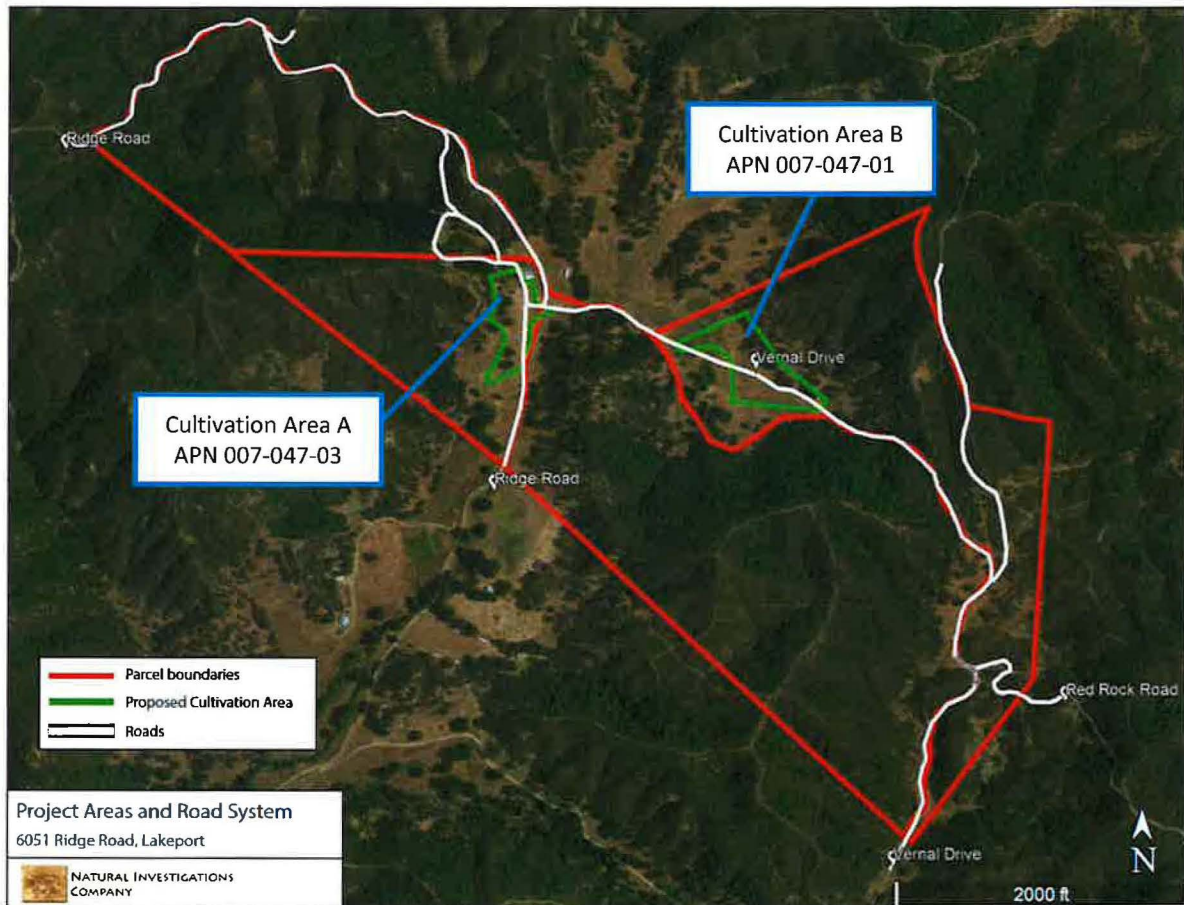
Source: Materials Submitted by Applicant

Source: Materials

Proposed Site Plan

The Project site is comprised of two distinct cultivation areas, as shown on Figure 4 below. Cultivation Area A is located on APN 007-047-03. Cultivation Area B is located on APN 007-053-01. The existing stable, barn, shed and parking area are located on APN 007-047-03. An existing residence, garden, and septic system are located on APN 007-047-01. A second existing shed is located on APN 007-053-01. The figures below depict the existing and proposed project components.

Figure 4 – Vicinity Map



Source: Material Submitted by Applicant

Figure 5 below depicts the existing structures and facilities on the project site, including two wells, a stable, a shed, a barn, a residence, garden, and septic system.

Figure 5 – Existing Conditions



Source: Materials Submitted by Applicant

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

Surrounding land uses include scattered rural residential properties, undeveloped properties, and agricultural properties. The proposed project site is surrounded by Rural Lands (RL) zoned properties to the North, South, East and West, as shown in Figure 8:

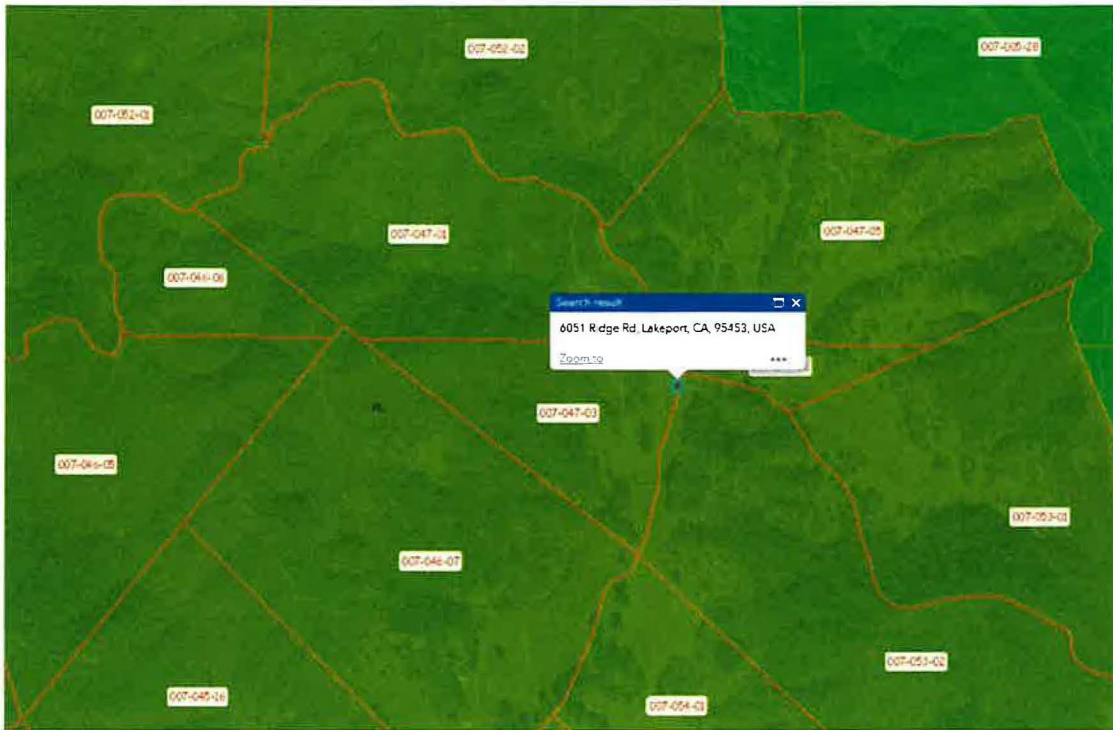
Surrounding Zoning:

North: "RL" Rural Lands
East: "RL" Rural Lands "APZ" Agricultural Preserve District
South: "RL" Rural Lands RL – Rural Lands
West: "RL" Rural Lands RL – Rural Lands

Surrounding Uses:

North: Undeveloped
East: Undeveloped
South: Developed Residential and/or agriculture buildings
West: Undeveloped

Figure 6 – Zoning of Site and Surrounding Area



Source: Lake County GIS Mapping

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

- County of Lake
 - Lake County Community Development Department
 - Lake County Department of Public Works
 - Lake County Air Quality Management District
 - Lake County Agricultural Commissioner
 - Lake County Sheriff Department
 - Lake County Water Resources Department
 - Lake County Public Services
 - Lake County Department of Environmental Health
- Lakeport Fire Depart (Sphere of Influence)
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- Department of Cannabis Control (DCC)
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Department of Consumer Affairs

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

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

Tribes located in Lake County were notified of this proposal on June 17, 2020. No Tribes responded or requested further consultation on this project.

20. Attachments:

Attachment 1 – Property Management Plan and Site Plans

Attachment 2 – Biological Resources Assessment, Botanical Survey, and Aquatic Resources Delineation

Attachment 3 – SWRCB Notice of Applicability, Water Quality Order WQ-2019-0001-DWQ

Attachment 4 – Hydrology Report, Drought Management Plan, and Well Connectivity Report

All Attachments are available upon request at Mary.Claybon@lakecountyca.gov

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

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

Initial Study Reviewed By: Mary Claybon – Assistant Planner II (707) 263-2221

Mary Claybon
SIGNATURE

Date: 5/16/2023

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 5, 6
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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 6, 9 |

Discussion:

- a) The project sites are accessed by private driveway off of Ridge Road and Vernal Drive, both being unpaved shared access roads. There are no scenic vistas on or adjacent to the subject site. The project site is located on valleys in a rural area surrounded by hilly topography with oak woodland and brush vegetation that serve as a natural screen. Due to the rural nature of the site, and because it is visually protected by the natural topography and surrounding vegetation, the cultivation activities would not be visible from public roads. The proposed activities are agricultural in nature and are consistent with the past use of the property as well as the surrounding existing uses. In addition, the site is not located on or visible from a scenic highway.

Less Than Significant Impact

- b) No unique resources such as rock outcroppings or historic buildings exist on the Project Site and the site is not located along a state scenic highway. State Highway 29, located approximately 3.5 miles northeast of the proposed project, is eligible to be designated. The project is not visible from a State Highway.

Less Than Significant Impact

- c) The site is located in a rural, unincorporated area of Lake County southwest of Kelseyville and is situated in a manner that makes it difficult or impossible to be seen from Ridge Road due to vegetation and terrain. The project is consistent with the property zoning and general plan land use designations in the area. The Proposed Project would not substantially degrade the existing visual character and/or quality of public views.

Less Than Significant Impact

- d) The project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor commercial cannabis cultivation operation. The project Property Management Plan includes an Outdoor Lighting Plan that meets the darksky.org lighting recommendations and County regulations, and specifies, among things, that lights must be shielded and directed so that no light falls outside the property line.

Less Than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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, 5, 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, 45
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, 7, 8, 11, 13
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 7, 8, 11, 13

Discussion:

- a) The proposed cultivation areas are designated Farmland of Local Importance. However, the project is not located within the Farmland Protection Zone Exclusionary Zone or 1000' buffer. The Project proposes to continue agricultural uses and would not convert areas designated as Farmland of Local Importance to non-agricultural uses.

Less Than Significant Impact

- b) The site is not under a Williamson Act contract. The cultivation site is not located within a Lake County Farmland Protection Zone and is not within 1 mile of a Farmland Protection Zone. The cultivation portion of the site would not interfere with the ability of the owner or neighbors to use the non-cannabis land for more traditional crop production. The site is zoned Rural Land (RL), which is a designated zone for agriculture, including cannabis cultivation. Further, the former Lake County Agricultural Commissioner while in his capacity, had certified that, even though the proposed project is located on Farmland of Local Importance, outdoor cultivation is appropriate because there is no commercial agriculture within several miles of the project site, and because the project site is in an isolated area.

Less Than Significant Impact

- c) The property is zoned Rural Land (RL) and does not contain forest land. Therefore, the proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).

No Impact

- d) Please see response to Section II(c). The project would not result in the loss or conversion of forest land to a non-forest use.

No Impact

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

No 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

- a) There are no Air Quality plans that impact this property. 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. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.

Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County.

Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project.

Construction impacts, which are limited to minor grading, would be temporary in nature and would occur over about a 4 to 8 week period. Ongoing field management is considered an operational, not construction, activity.

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 / construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. 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.

Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.

An air quality impact assessment was performed by Natural Investigations Co. (2019). Construction emissions and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod)®, Version 2016.3.2 (California Air Pollution Control Officers Association, 2017). Model output and reports from CalEEMod are provided in the appendix of the air quality assessment. Default values were used unless otherwise indicated. All emissions were below applicable emissions thresholds.

Less Than Significant Impact

- b) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators are only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated 4 to 8 weeks) with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

- c) Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There

are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located more than 2000 feet from the cultivation site according to Lake County Web GIS. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would only be applied during the growing months and applied carefully to individual plants. The cultivation area will be surrounded by a tarped fence which will prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite in the locations proposed for development. Serpentine soils are mapped in the southern portion of APN 007-053-01, but no development is proposed in this area or within 1,500 feet.

Less Than Significant Impact

- d) See response III(c). Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance) and fencing. Implementation of mitigation measures would reduce air quality impacts to less than significant.

Additionally, the proposed cultivation would generate minimal amounts of carbon dioxide from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff and delivery / pickups. Mitigation Measure AQ-5 would reduce impacts of dust generation from on-site roads and parking areas.

The proposed processing building would be equipped with carbon scrubbers in drying and trimming areas, and odor eliminators at the building entrances and exits.

AQ-1: The applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit, as applicable, prior to commencing construction operations, or demonstrate that a permit is not needed.

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 CI engines.

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 Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: Any 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: All driveways and parking areas shall be surfaced with non-white rock gravel, chip seal, asphalt, or other all-weather surfacing to reduce fugitive dust generation. The

applicant shall regularly maintain any graveled areas to reduce fugitive dust generations.

Less Than Significant Impact with **Mitigation Measures AQ-1 through AQ-5** Incorporated

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
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
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, 4, 5, 13

Discussion:

- a) A Biological Resources Assessment (BA) was prepared by Natural Investigations Co. (February 2020). The purpose of the BA was to provide information as to whether the proposed cultivation area contains or potentially contains special-status species or habitat for special-status species requiring mitigation under CEQA.

The proposed project area is within the Adobe Creek Watershed. Highland Creek, a Class II watercourse, and unnamed Class III watercourses flow through the property in a southerly direction. No development is proposed within 100 feet of these watercourses.

The cultivation areas, which have been previously disturbed by agricultural activities, are comprised of agricultural and ruderal/developed vegetation. Other portions of the project site, which will not be disturbed by project activities, are comprised of annual grasslands, chaparral (chamise/scrub oak), and oak woodlands.

The project area does not contain mapped wildlife corridors or critical habitat for federal or state-listed species. No change to migratory bird patterns is anticipated from the impacts of this proposed project. All cultivation would be located outside of a 100-foot setback from any watercourse. No watercourses or sensitive aquatic or terrestrial habitat exists within the project area that would be impacted by the proposed cultivation.

According to the Aquatic Resources Delineation prepared by Natural Investigations, Co. (August 2020), there are no wetlands or other jurisdictional features within the proposed cultivation areas or other areas within the project site that would be disturbed by project activities.

The BA concluded that no special-status plant or wildlife species have a high potential to occur within the BA Study Area, based on site investigation, available databases, and present habitat (or lack thereof). A summary of the results is as follows:

Plants

The Study Area has been used recently as a horse pasture and has simplified vegetation communities with a low potential to support special-status species. There are regions of pristine woodland and chaparral habitat within the Study Area that have a moderate potential to harbor special-status species. There are also regions of non-native grasslands that have a low potential for harboring special-status plant species due to the dominance of aggressive non-native grasses and forbs. Rare plants are not considered to be highly likely on within the Study Area, and no special-status plants were detected during site assessments on December 3, 2019, and February 10, 2020. The BA concluded that the project would not result in impacts to special-status plants and did not recommend any mitigations.

Wildlife.

No special-status wildlife species have a moderate to high potential to occur within the Study Area, and none were observed during the site assessments on December 3, 2019 and February 10, 2020. The CNDDDB was queried and reported no special-status species occurrences within the Study Area. However, prior to tree removal (if any) or ground clearing (if any) adjacent to trees during typical nesting bird season (March 1 through August 15), the BA recommended that surveys for nesting avian species be conducted prior to such activities to determinate suitable avoidance measures. This recommendation has been included as Mitigation Measure BIO-1.

Impacts would be Less than Significant with **Mitigation Measures BIO-1 through BIO-2** incorporated:

BIO-1: If project activities occur during the nesting season (March 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any special-status birds are nesting in trees on or adjacent to the study area.

If the qualified biologist determines that the active nests of any special-status species are found close enough to result in nest abandonment, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.

- b) The parcel contains an intermittent Class II and ephemeral Class III watercourses. No development is proposed within 100 feet of these watercourses, which is consistent with Article 27.13(at) of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation, and in excess of the 50-foot setback required under the SWRCB General Order. The applicant has provided an Erosion Control Plan, which addresses controlled water runoff in a manner that reduces impacts to the identified watercourses. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the project area.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Erosion control measures include swales, stockpile management, road and parking lot management, and sediment management.

In addition, the project is enrolled with the SWRCB for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC402295. Tier 2 dischargers reflect cultivation sites that disturb over one acre and are located on flat slopes outside of riparian setbacks. 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.

Impacts would be Less Than Significant with **Mitigation Measure BIO-2** Incorporated.

BIO-2: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

- c) According to the Aquatic Resources Delineation prepared by Natural Investigations Co. (August 2020), there are no wetlands or other jurisdictional features within the proposed cultivation areas.

Therefore, project implementation would not directly impact any wetlands.

Less Than Significant Impact

- d) The BA submitted stated that there were no observed native resident or migratory fish or wildlife species within the Study Area and recognized that no mapped wildlife corridors exist within the BA Study Area.

Less than Significant Impact

- e) This project does not conflict with any local policies or ordinances protecting biological resources. There are no mapped sensitive species on the site. The project will not remove trees in conflict with any tree preservation policy.

Less than Significant Impact

- f) No special conservation plans have been adopted for this site 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, 14, 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 Resources Assessment (CRA) for the proposed project was prepared by Natural Investigations, Co. (March 2020). The CRA included the results of a literature search, Sacred Lands File (SLF) search, search of the California Historical Resources Information System (CHRIS), and an intensive pedestrian survey of the project site on March 2, 2020. All portions of the project site were included in the pedestrian survey. The CRA concluded that no cultural resources were identified on the project site, and outreach to Native American tribes also did not generate a result.

According to the CRA, it is possible, but unlikely, that human remains could be

discovered during project construction. State of California Health and Safety Code Section 7050.5 states that no further disturbance may occur until the County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately upon discovery. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD must complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Less Than Significant with **Mitigation Measures CR-1 and CR-2** Incorporated:

CR-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.

CR-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.

- b) The project, with the proposed mitigation measures, would not likely result in adverse change in the significance of an archaeological resource.

Less Than Significant with Mitigation **Measures CR-1 and CR-2** Incorporated

- c) According to the CRA, it is possible, but unlikely, that human remains could be discovered during project construction. State of California Health and Safety Code Section 7050.5 states that no further disturbance may occur until the County Coroner has made a determination of origin and disposition of the remains pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately upon discovery. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD must complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. As discussed above in Section V(a), the project, with the proposed mitigation measures, would not likely disturb any human remains.

Less Than Significant with **Mitigation Measures CR-1 and CR-2** Incorporated

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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) Onsite power would be supplied by existing PG&E line power and solar power. Solar power would be used to power all ancillary electric equipment which includes a well pump, security cameras, and security lights. Cannabis will be cultivated outdoors with no supplemental lighting. The proposed 40,000 sq. ft. processing building would require a local building permit and would be supplied with PG&E line power. The Property Management Plan prepared for the project describes a number of energy conservation measures that the project will employ, including use of LED lighting and use of dimmers and motion sensors. This is a small-scale agricultural operation conducting outdoor cultivation and utilizing line electrical and solar power and requiring minimal ground preparation and construction. The proposed project would not result in wasteful or inefficient use of energy resources.

Less than Significant Impact

- b) There are no mandatory energy reductions for cultivation activities within Article 27.13(at) of the Lake County Zoning Ordinance unless the applicant proposes "indoor cultivation" (not proposed with this application). As noted, the proposed project will incorporate a number of energy efficiency measures, including use of solar power and efficient lighting systems.

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
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 18, 19

- issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

i) Earthquake Faults

Lake County contains numerous known active faults, however, there are no mapped earthquake faults on or adjacent to the subject site. The nearest mapped fault zone per Lake County Parcel Viewer is more than 6.3 miles east of the proposed project. 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 consistent with current California Building Code construction standards.

ii) Strong Seismic Ground Shaking

Lake County contains numerous known active faults. The nearest mapped fault zone per Lake County Parcel Viewer is more than 6.3 miles east of the proposed project. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction, including the proposed processing building is required to be built under Current Seismic Safety Construction Standards.

(iii) Seismic-Related Ground Failure, including liquefaction

Factors determining liquefaction potential are soil type, the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. The nearest mapped fault zone per Lake County Parcel Viewer is more than 6.3 miles east of the proposed project.

Per the Aquatic Delineation Report, there are five (5) mapped soil types onsite within the Study Area according to the NRCS Web Soil Survey Database. These soils include: Maymen-Etsel-Snook complex of 30 to 75 percent slopes (Map Unit 169), Maywood variant sandy loam (Map Unit 176), Maymen-Etsel-Snook complex, 15 to 30 percent slopes (Map Unit 168), Cole clay loam, drained (Map Unit 123), and Still loam (Map Unit 232).

Cultivation activities and the proposed processing building would be located on Cole clay loam, Map Unit 123 soils, which are clay loam/silty clay/silty clay loam soils that are somewhat poorly drained and have a medium runoff class. The depth to groundwater is over 80 inches, per the NRCS Web Soil Survey. These conditions are not typically classified as highly susceptible to liquefaction. In addition, the processing building will be constructed in accordance with all Seismic Safety Construction Standards and the California Building Code. Lastly, the area is not identified as a high-risk of earthquake-triggered liquefaction per the USGS Earthquake-triggered Ground-failure Inventory.

(iv) Landslides

The Project cultivation site is generally level without significant slopes. There are some risks of landslides on the parcel, however the proposed project's cultivation site is located on a flat area. 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 and does not have a high risk of landslides or recorded historic landslides. As such, the Project's cultivation site is considered moderately susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

- b) Major grading is not proposed for this project. The applicant does not intend to import significant quantities of soil for the cultivation activity; even if soil were imported, this would not have any effect on the potential for erosion or the loss of topsoil. The proposed 40,000 sq. ft. processing building would require a building permit but would not require substantial grading.

In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). 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.

- c) See discussion of (a) (ii) and (ii), above. The project site is not identified as containing landslides or other unstable geologic conditions. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the proposed project.

Less Than Significant

- d) Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

Cultivation activities proposed in the application would occur on Cole clay loam (drained) (Map Unit Symbol 123), according to the Soil Survey of Lake County and the USDA Web Soil Survey website. Soil Type 123 are clay loam/silty clay/silty clay loam soils that are somewhat poorly drained and have a medium runoff class. The soils do have significant shrink-swell potential due to the presence of clay.

Any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist with a site specific study. As the processing building will be designed by a Professional Engineer, will be required to conform to all applicable codes for safety and design, and will be required to obtain a building permit prior to construction, impacts will be less than significant.

Less Than Significant Impact

- e) The project site will initially be served by portable toilets. Permanent restroom facilities would be constructed in connection with the proposed 40,000 sq. ft. processing building. If adequate capacity exists, the existing septic system would serve the proposed processing building. If additional septic capacity is required, the applicant would obtain required permits from the Lake County Community Development Department and/or Lake County Environmental Health Division.

Less Than Significant Impact

- f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less Than Significant with Mitigation Incorporated

No impact.

VIII. GREENHOUSE GAS EMISSIONS

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) 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 type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 36 |

Discussion:

- a) The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

The primary GHGs that are of concern for development projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). CO₂, CH₄, and N₂O occur naturally, and through human activity. Emissions of CO₂ are largely by-products of fossil fuel combustion and CH₄ results from off-gassing associated with agricultural practices and landfills. CO₂ is the most common GHG emitted by human activities.

In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities (vehicles primarily). Construction activities on the project site will be minimal (i.e., approximately 4 to 8 weeks) Projected trips generated will be between 22 and 24 trips per day during and after construction, and up to 41 trips per day during peak harvest season. The cultivation areas would not have specific greenhouse gas-producing elements and the cannabis plants would, to a small degree, help capture CO₂. Burning plant material is prohibited in Lake County.

The material submitted by the applicant states that there will be up to 10 employees on site, although the employees are not specified for during or after construction. Assuming 10 employees on site during and after construction, the estimate of 22 to 24 average daily trips appears to be reasonable. The site is located about 5 miles west of Kelseyville, the nearest populated area. Assuming the employees reside in Kelseyville, the estimated daily miles traveled are 10 miles per employee, times 10 employees, times 5 days per week working, or a total of 500 miles per week traveled. Outdoor cultivation typically lasts for about 39 weeks. The equates to about 19,500 miles traveled per year.

A vehicle generates an average of 404 grams of CO₂ per mile traveled. The project will result in an estimated 19,500 miles traveled per year (excluding on-site idling

construction equipment, which will be somewhat limited in duration), which will result in a total of 7,878,000 grams of CO₂ per year, or 7.87 tons of CO₂ per year.

Although Lake County has no thresholds for significant CO₂ emission levels, the County uses the Bay Area Air Quality Management District's standards of 1,100 tons of CO₂ per project. Given the projected CO₂ output of this project, it would take about 139 years for this project to meet 'life of project' thresholds for CO₂ emissions.

Less than Significant Impact

- b) Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project does not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.

No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" 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 cannabis cultivation, 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 shed on site.

The applicant proposes to use fertilizers and shall apply the minimum amount of product necessary and integrated pest management strategies would be implemented in lieu of pesticides whenever feasible. In addition, the cultivation area will be surrounded by a tarped fence to prevent off-site drift of pesticides.

Additionally, according to the applicant, pesticides and fertilizers will be stored within the existing barn, in their original containers with labels intact, and according to the product labeling. Agricultural chemicals and petroleum products will be stored in secondary containment, within separate storage structures, with compatible chemicals and to promote chemical compatibility. The pesticide, fertilizer, chemical, and petroleum product storage buildings will have impermeable floors. The storage buildings will be located over 150 feet from the Class II and Class III watercourses.

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. 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 chipped and spread on site or collected and hauled to an appropriate disposal 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.

Less Than Significant Impact with **Mitigation Measures HAZ-1 and HAZ-2** Incorporated:

HAZ-1: All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

HAZ-2: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

- b) The pesticides and fertilizers proposed would be stored in a secure building. The site preparation for the proposed processing building would require some construction equipment and will last for about 4 to 8 weeks. All equipment staging shall occur on previously disturbed areas on the site. As stated above, a spill kit would be kept on site in the unlikely event of a spill. 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.

Less Than Significant Impact

- c) The proposed project is not located within one-quarter mile of an existing or proposed school.

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:
 - State Water Resources Control Board (SWRCB) GeoTracker database
 - Department of Toxic Substances Control EnviroStor database
 - 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 Proposed Project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.

No Impact

- f) The project would not impair or interfere with an adopted emergency response or evacuation plan.

No Impact

- g) The site is mapped as being a very high fire risk, however the project will not further heighten fire risks on the site. The project will involve outdoor cultivation, which is a low fuel load based on the lack of shrubs and trees. One 2,500-gallon fire suppression tank currently exists onsite for the residence. An additional 2,500-gallon water tank will be added to the site to ensure a minimum of 5,000 gallons of onsite designated fire suppression water. The interior driveway will be brought to PRC 4290 and 4291 commercial driveway standards prior to cultivation, and 100' of defensible space around each building will be required.

The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space required for the proposed processing building, which would require a building permit.

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
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, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42
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, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42, 46, 47
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:					1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
i) Result in substantial erosion or siltation on-site or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;					
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?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--|
| | | | | 1, 2, 5 |
| 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"/> |
| 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, 3, 4, 5,
10, 13, 21,
23, 24, 25,
29, 31, 32,
33, 34 |

Discussion:

- a) The site is located in the Adobe Creek Watershed. Highland Creek, a Class II watercourse, and unnamed Class III watercourses flow through the property in a southerly direction. No development is proposed within 100 feet of these watercourses. Highland Creek is not listed on the California Clean Water Act Section 303(d) List.

The Property Management Plan submitted with the application addresses runoff and describes certain BMPs that the applicant will employ during and after construction to reduce impacts associated with water quality.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants.

In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). Tier 2 dischargers reflect cultivation sites that disturb over one acre and are located on flat slopes outside of riparian setbacks. 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.

The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. Additionally, straw wattles would be staked around the cultivation areas to provide an additional buffer between the cultivation area and surface waters.

Less Than Significant Impact

- b) The project will utilize two existing onsite, permitted wells to meet the project water requirements.

The Project is located in the Big Valley Groundwater Management Plan Area in the Lake County Groundwater Management Plan (GMP). The Big Valley Basin is the source of water supply for Kelseyville and is the largest agricultural area in Lake County. The agricultural demand on groundwater in the Basin is approximately 2,369 acre-feet for an average year. Basin Management Objectives outlined in the GMP for Big Valley primarily focus on increased monitoring and information gathering, in addition to maintaining groundwater levels to assure an adequate irrigation and domestic water supply in the area.

Two existing, permitted wells would be used for cannabis irrigation. The wells have a combined yield of 130 gallons per minute, according to the well completion reports. Although there is no minimum threshold for aquifer recharge rates in Lake County, a Water Availability Analysis (July 2020) prepared for the project states that the two wells recover quickly. The aquifer evaluation shows that recharge of the aquifer is about twice as much as what this project would use. The conclusion of the Water Analysis is that the project demonstrates that the wells produce adequate water to serve the project, and that there are sufficient water reserves to serve the site and the surrounding wells.

According to the Water Availability Analysis and Property Management Plan, the projected water use for the proposed 435,600 sq. ft. of canopy area would be 360,000 gallons per month during peak usage months. The cultivation season would last approximately 9 months, resulting in a use of approximately 3,240,000 gallons per year (about 9.6 acre-feet). This represents 0.5% of total agricultural demand in the basin in an average year. Additionally, the depth of the wells (260 and 400 feet, respectively) proposed for use in this project are consistent with other depths of irrigation wells in the Big Valley groundwater basin. Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin.

According to the Report of Findings – Well Connectivity (February 2021) prepared by Chico Environmental, the existing well located on APN 007-047-01 is not connected to the surface water reservoir or the alluvial aquifer located in Donovan Valley.

Less Than Significant Impact

- c) The proposed cultivation areas are located in flat valleys outside of drainage setbacks. The cultivation sites will require no grading and would maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths.
 - (i) As discussed in Section X(a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion control plan and SWRCB General Order.
 - (ii), (iii) The proposed project will include an increase in impervious surfaces associated with the proposed processing building and parking area, totaling approximately 45,000 sq. ft. The new impervious surface represents less than 0.3% of the total project site area. Thus, the project would not increase the rate

or amount of surface runoff or create or contribute to runoff water which would exceed the capacity of an existing drainage system.

(iv) The proposed cultivation area is not within a FEMA Flood Zone D, areas of possible but undetermined flood hazards. The project is located in two flat valleys and does not propose structures or changes to existing topography that would impede or redirect flood flows.

Less than significant impact

- d) The proposed cultivation areas are not located in a floodplain, tsunami, or seiche zone.

Less Than Significant Impact

- e) The proposed project will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials including pesticides and fertilizers will be stored in a locked / secured shed, and will meet all federal, state and local agency requirements for hazardous material storage and handling.

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, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The proposed project is located on an existing agricultural property and no land divisions or residential development are proposed. This project does not have the potential to physically divide an established community, which typically include new freeways and highways, major arterial streets, and railroad lines or development that would make traveling more difficult in the area. The Proposed Project would not physically divide an established community. No impact would occur.

No Impact

- b) The proposed project is consistent with the Lake County General Plan, the Kelseyville Area Plan, and the Lake County Zoning Ordinance.

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 Aggregate Resource Management Plan (ARMP) does not identify the project site as having an important source of aggregate. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site. Further, the proposed project does not propose structures or uses that would permanently prevent future access to any mineral resources on site.

No Impact

- b) The County of Lake's General Plan, the Kelseyville Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important 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 exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐ 1, 3, 4, 5, 13

Discussion:

- a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction operations, such as well pumps or emergency backup generators during power outages. Emergency generators are not proposed as part of this project. Power would be supplied by PG&E line power and solar power.

This project will generate some noise related to site preparation and construction of the proposed processing building (hours of construction are limited through standard conditions of approval).

Although the property size, topography, and vegetation will help to diminish noises heard by neighboring properties, mitigation measures are needed to further limit the potential sources of noise.

Impacts would be Less than Significant with **Mitigation Measures NOI-1 and NOI-2** Incorporated.

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.

- b) The project is not expected to create significant groundborne vibration due to construction or to post-construction operation. There will be limited grading for the proposed processing building, however earth movement is not expected to generate groundborne vibration or noise levels detectable to any neighboring properties. The low-level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.

Less Than Significant Impact

XIV. POPULATION AND HOUSING

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) 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 Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce population growth.

No Impact

- b) No people or housing would be displaced as a result of the Proposed Project.

No Impact

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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"/>	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 does not propose housing or other uses that would necessitate the need for new or altered government facilities. No new roads are proposed.

Fire Protection. The project is located within the Lakeport Fire Department Sphere of Influence. The Department received notice of this project and had no adverse comments.

Police Protection. The project is served by the Lake County Sheriff's Department. The Sheriff's Department was notified of this project and had no adverse comments.

Schools and Parks. There are no schools or public parks within 1000 feet of the subject site, and since no population increase would occur with this project (other than workers commuting to the site and leaving at the end of each shift), no increased demand on parks or schools would result.

Other Public Facilities. The project will use a combination of on-grid and solar power. PG&E was notified of this project and had no adverse comments. The project will use the two existing on-site wells for water, and will use portable restrooms during stage I, and a permanent restroom that will be built with the processing building in stage II.

The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access.

There would 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) The project would generate business income, an increase in local employment opportunities, and increase public fee and tax revenue which may result in slight increases in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation facilities, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project would not have any impacts on existing parks or other recreational facilities.

No Impact

- b) This project does not include recreational facilities and will not necessitate the construction or expansion of any recreational facilities.

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) Substantially increase hazards due to a geometric design feature (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
d) 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) According to the project application, the project site is accessed by one (1) private driveway directly off of Ridge Road, a private gravel road that is at least 14 feet wide with turnouts. The access driveway to the site is approximately 1,000 feet in length to the entrance of the cultivation site. The driveway is a 20-ft. wide, 75,000 lb. capacity gravel driveway that is PRC 4290 compliant, which will be verified by the County prior to cultivation activities occurring. There is a loop turnaround at the end of the driveway that meets County and CALFIRE fire safety regulations. Additional turnouts are not necessary to meet PRC 4290 road standards and are not proposed with this project.

There are no bicycle or pedestrian facilities on Ridge Road.

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 estimated trips per day are 22 to 24 during construction and operation, and up to 41 trips per day during peak harvest season.

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 110 trips per day, the threshold for ‘significant’ trips; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

Less Than Significant Impact

- c) The proposed 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.

Less Than Significant Impact

- d) The project site driveway and internal roadways meet or exceed CALFIRE requirements for emergency vehicle access. The proposed project would not alter the physical configuration of the existing roadway network serving the project site, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Furthermore, as noted above under impact discussion XVII(a), increased project-related operational traffic would be minimal. 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 County’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
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|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---------------------------|
| 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 type="checkbox"/> | <input checked="" 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 significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |

Discussion:

- a) There are no structures, uses or signs of historic activities on site that would cause this project to be eligible for inclusion on a historic registry at local, state or federal levels.
Less Than Significant Impact
- b) Tribes located in Lake County were notified of this proposal on June 17, 2020. No Tribes responded or requested further consultation on this project, and the Cultural Analysis yielded negative results for the presence of sensitive or potentially sensitive relics, items or prior tribal use of the site for rituals or other activities.

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 local overseeing Tribe(s) shall be notified, and a qualified archaeologist retained 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, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 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 local overseeing Tribe(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.

Impacts would be Less than **Significant with Mitigation Measures CUL-1 and CUL-2** Incorporated.

XIX. UTILITIES AND SERVICES

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
29, 32, 33,
34, 37 |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------------------|

relocation of which could cause significant environmental effects?

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|
| 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, 3, 4, 5, 29, 32, 33, 34, 36, 37 |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2, 5 |
| 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, 34, 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, 3, 4, 5, 29, 32, 33, 34, 36 |

Discussion:

- a) The proposed project would be served by two existing onsite wells that together produce 130 gallons per minute according to the well completion reports. No new wastewater treatment facilities are proposed. The applicant shall adhere to all federal, state, and local regulations regarding wastewater treatment and water usage requirements. Power will be provided by on-grid power and by on-site solar power. The power demands anticipated by this project will be similar to a single family dwelling and are limited to well pumps, security system, and minimal lighting and air filtration systems needed for the processing building.

Less Than Significant Impact

- b) Two existing permitted wells would be used for irrigation. The wells have a combined yield of 130 gallons per minute, according to the well completion reports. There is no minimum threshold for aquifer recharge rates in Lake County. A Water Availability Analysis (July 2020) prepared for the project evaluated the aquifer's recharge rate and holding capacity and determined that the aquifer has the capability of recharging at about twice the rate of water demand by this project and by neighboring wells during drought years. The Analysis also states that the two wells recover quickly and demonstrates that the wells produce adequate water to serve the project.

According to the Water Availability Analysis and Property Management Plan, the projected water use for the proposed 435,600 sq. ft. of canopy area would 360,000 gallons per month, although staff's estimated usage is over a 9 month cultivation period rather than the 6 month growing season estimated by the applicant. Staff's projection for annual water usage is 3,240,000 gallons, or about 9.6 acre-feet of water per year. This represents about 5% of the total water demand for the aquifer serving the area. The total combined production of the two existing wells is approximately 5,184,000 gallons per month, more than 14 times the project's monthly water demand.

Less Than Significant Impact

- c) WFPS, Enterprises would use portable toilets during stage I, and a permanent restroom to be constructed in connection with the proposed processing building during stage II. The portable toilets would be serviced regularly by a local, licensed service provider. The proposed stage II septic tank would be regularly maintained and pumped at standard intervals (generally every 3 to 5 years, or when full) by a licensed contractor.

Less Than Significant Impact

- d) According to the Property Management Plan, the site would generate approximately 125 lbs. of paper, glass, and plastic and 1000 lbs. of organic waste. Staff's estimate for similarly-sized cannabis cultivation projects is closer to 400 pounds of solid waste per year. According to the applicant, all recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility where it would be sorted and deposited at the Eastlake Sanitary Landfill (Landfill). As of year 2020, the Landfill serving Lake County is below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department has proposed an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill has sufficient capacity accommodate the solid waste generated by the project.

Less Than Significant Impact

- e) The County imposes a standard condition of approval regarding compliance with all federal, state and local management for 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, 4, 5, 6, 20, 23, 31, 35, 37, 38
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, 4, 5, 6, 20, 23, 31, 35, 37, 38

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 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, 4, 5,
6, 20, 23,
31, 35, 37,
38 |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 4, 5,
6, 20, 23,
31, 35, 37,
38 |

Discussion:

- a) The mapped fire risk on the site is high (SRA). Access to the site from the on-site driveway and Ridge Road meets 4290 and 4291 CALFIRE Standards, although the gates serving the property may need to be replaced by gates that are 2 feet wider than the interior driveway / shared roadway. A 2,500-gallon steel fire suppression water tank is currently located onsite. An additional 2,500-gallon water tank will be added to the site to ensure a minimum of 5,000 gallons of onsite designated fire suppression water. Further, the Property Management Plan calls for all employees to be trained in fire suppression techniques.

Should this site need to evacuate, Ridge Road located near the subject site would be the evacuation route. Ridge Road connects with Highland Springs Drive, a paved County road, which in turn connects with Highway 29 between Kelseyville and Lakeport.

This project will require confirmation of the adequacy of Ridge Road for PRC 4290 and 4291 compliance, including security gates. 100 feet of defensible space is required around all structures that require building permits or that are used by employees. On site water tanks will be reserved for fire protection. The cannabis cultivation areas will provide an additional fire break as the cultivation areas will be cleared of low-lying fuel such as grasses and shrubs, many of which are extremely flammable. The cannabis plants will represent a potential fuel source, however cannabis plants are less likely to combust rapidly when compared to shrubs such as manzanita, a relatively common shrub in this area.

Less Than Significant Impact

- b) The cultivation areas are in generally-flat valleys. The site driveway is PRC 4290 and 4291 compliant for width, surface material (gravel), overhead clearance, slope and turn-arounds, which will be verified by County site inspection prior to cultivation occurring.

Less Than Significant Impact with mitigation measures **WILD 1** through **WILD 3** added as follows:

WILD-1: Prior to cultivation, the applicant shall arrange a site inspection by the County Building Official (Fire Marshal) to confirm that the interior driveway is Public Resource Code 4290 and 4291 compliant, including gate width.

WILD-2: Prior to cultivation, the applicant shall designate at least 5,000 gallons of on-site water storage for exclusive use by the Fire District in the event of a wildfire in this area. This shall be confirmed during the inspection required by WILD-1.

WILD-3: Prior to phase II cultivation, the applicant shall clear 100' of defensible space around the processing building. Trees may be limbed up to a height of eight feet rather than be removed, and all grasses and brush within 100 feet of the processing building shall be removed and the clear space maintained for the life of the project.

- c) The site is served by Ridge Road, a graveled County Road. The project parcels are located within a State Responsibility Area (SRA) from Calfire and shall adhere to Section 4290 and 4291 requirements of the Public Resources Code, including adequate turnaround facilities for emergency vehicles. A lock box will be added for emergency vehicle access in the event of a locked gate. Gates will be a minimum of fourteen (!4) feet wide with unobstructed horizontal clearance.

Less Than Significant Impact

- d) The site is generally flat near the cultivation areas; there is little risk associated with post-fire slope runoff, instability or drainage changes based on the lack of slope present in and around the cultivation areas.

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? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<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) Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of mitigation measures discussed in each impact section.

Less Than Significant with Mitigation Measures Incorporated

- b) Potentially significant impacts have been identified related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Wildfire. These impacts could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section will reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.

Less Than Significant with Mitigation Measures Incorporated

- c) The proposed project has potential to result in adverse indirect or direct effects on human beings in the areas of Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources, and Wildfire. Implementation of and compliance with mitigation measures identified in each section would reduce impacts to 'less than significant' levels.

Less Than Significant with Mitigation Measures Incorporated

* 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. WFPS, Enterprises Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping

11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, Natural Investigations Co. (February 2020) and Aquatic Resources Delineation by Natural Investigations Co. (August 2020)
14. Cultural Resources Assessment (CRA) for the proposed project was prepared by Natural Investigations, Co. (March 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. Lakeport Fire Protection District
38. Site Visit – May 18, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order (https://www.waterboards.ca.gov/board/decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf)
42. Lake County Groundwater Management Plan, March 31st, 2006.
<http://www.lakecountycalifornia.gov/Assets/Departments/WaterResources/IRWMP/Lake+County+Groundwater+Managment+Plan.pdf>
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. June 8, 2020 Memorandum from Steven Hajik, Agricultural Commissioner/Sealer of Weights and Measures, regarding Mike Mitzel Request for Major Use Permit
46. Water Availability Analysis (July 2020), WFPS, Enterprises Report of Findings – Well Connectivity (February 2021), Chico Environmental