



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 26, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-21)

1. **Project Title:** Morgan Valley Ventures, Inc.
2. **Permit Numbers:** Major Use Permit UP 19-10
Initial Study IS 19-21
Early Activation EA 19-12
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner
(707) 263-2221
5. **Project Location(s):** 22800 and 22520 Morgan Valley Road, Lower Lake
APN: 012-010-82, 012-069-59 and 012-069-60
6. **Project Sponsor's Name/Address:** Robert Skalla
PO Box 402
Cobb, CA 95426
7. **Zoning:** "RL – A – WW"; Rural Lands – Agriculture - Waterway
8. **General Plan Designation:** Rural Lands and Agriculture
9. **Supervisor District:** District One (1)
10. **Flood Zone:** None
11. **Slope:** Varied; ranges from flat to over 30%
12. **Fire Hazard Severity Zone:** SRA – High Fire Severity Zone
13. **Earthquake Fault Zone:** Not within a fault zone
14. **Dam Failure Inundation Area:** None
15. **Parcel Sizes:** ±279 acres (cumulatively)
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).**

The applicant, Morgan Valley Ventures, Inc. (MVV) has been issued a Major Use Permit (UP 18-22), allowing for 91,000 sq. ft. of commercial cannabis cultivation area within an 83,000 sq. ft. outdoor canopy area at 22800 Morgan Valley Road in Lower Lake on APN 012-069-60. The applicant is requesting approval of a Major Use Permit for an additional 437,736 sq. ft. of outdoor cultivation at 22520 Morgan Valley Road on APNs 012-069-59 and 012-069-60.

The applicant is also requesting an A-Type 13 ‘Self Distribution’ license. Lake County Zoning Ordinance, Article 27, subsection (at) in part regulates cannabis cultivation in Lake County. The 279 acre property is large enough to support these eleven new and two existing A-Type 3 medium outdoor cultivation licenses (20 acres per license is required). The applicant is not within an “exclusion overlay district”, and the applicant is pre-enrolled with the Regional Water Quality Control Board. The applicant appears to meet all requirements for cannabis cultivation.

The project parcels are located in the western portion of the Morgan Valley, within the Rocky Creek-Cache Creek Watershed and approximately 8.5 miles southeast of the City of Clearlake, CA. The project site is located on a hilltop at the end of Morgan Valley Road, and accessed from a private gravel road off of Morgan Valley Road. The site is surrounded by thick Valley Oak tree populations, many of which were burned during the Valley Fire of 2015. There is some riparian habitat that closely parallels Rocky Creek along the eastern boundary of the property. Rocky Creek is a mapped waterway, but is not a mapped wetland. Current and past land uses include intensive agriculture, including cannabis cultivation. The Project property has been improved with a pond/rain water catchment reservoir, two groundwater wells, an 1,020 s.f. residence (wooden building), a ground mounted photovoltaic solar array, a 1,600 s.f. shop (wooden building), a 3,000 s.f. greenhouse, and a 5,000 s.f. Cannabis Drying & Storage Facility (metal building).

The growing medium of the existing and proposed cultivation area(s) is/will be composed of an amended native soil mixture at or below grade, in full sun. Six-foot tall wire fences have been/will be erected around the existing/proposed cultivation area(s), with privacy mesh where necessary to screen the cultivation area(s) from public view. The existing/proposed cultivation operation utilizes/will utilize drip irrigation systems, to conserve water resources. The proposed cultivation/canopy areas will be developed in three (3) phases, for a total cultivation area of v Morgan Valley Ventures, Inc. (MVV) is applying for an Early Activation of Use Permit 19-10 for 129,936 sq. ft. of outdoor cultivation/canopy area planned under the first phase of project/site development (2020 Cultivation Season). MVV then plans to add an additional 100,000 sq. ft. of outdoor cultivation/canopy area in 2021 (Phase II), after a Use Permit has been issued for the proposed cultivation/canopy areas. MVV plans to add another five acres (217,800 s.f.) of outdoor cultivation/canopy area in 2023, during the third phase of project/site development. Approximately five acres (217,800 s.f.) of burned oak woodland habitat will be removed to develop the five acres of outdoor cultivation/canopy area proposed under the third phase of project/site development. However, no living oak trees with a diameter at breast height (DBH) of six inches or more currently exist within this area.

Access to the site is from Morgan Valley Road, a paved road that is County maintained and terminates into Lot 60. The cultivation operation will not be visible from public roads because it is located on a hilltop and behind a six-foot tall screening fence.

Construction. According to the applicant, the following is in regards to site preparation and construction:

- *Construction would take place over an estimated one month period of time.*
- *The cultivator will use above-ground pots and will use a combination of on-site and imported soil for the pots.*
- *Minimal grading is needed.*

- *No removal of healthy trees greater than 5” diameter measured 4.5’ above grade is proposed. The site had burned during the Valley Fire, and there are dead trees on the site that will need to be removed.*
- *Equipment staging will occur on the previously disturbed portion of the site that is used as roadway / vehicle parking.*

Post Construction Operations.

- *Fertilizer will be packed in five-gallon, resealable containers. The containers are then stored in a secondary storage container located in a locked storage shed adjacent to the canopy site.*
- *When containers are emptied, they are returned to the seller and refilled. Product is entirely organic, and only enough product will be kept on site for ongoing cultivation purposes.*
- *The remaining containers are returned to the supplier. There are no other “chemicals” stored on site. There will be no use of chemical pesticides, rodenticides, or herbicides.*
- *Vegetative waste will be chipped and spread within the cultivation areas. Other waste material will be bagged and sold to Biomass Engineers.*
- *Solid waste will be transported to the solid waste landfill in Clearlake, CA.*
- *The facility is open for delivery and pick-ups Monday through Saturday, 7:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM.*
- *Visitors to the site will be met by an employee of the site and have the date, time, identification, and purpose of the visit will be logged.*

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

North and East: “A” Agriculture-zoned properties that are vacant.

South: “RL” Rural Land-zoned lots that are vacant.

West: “APZ” Ag-Preserve lots that are vacant.

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

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

California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on March 5, 2020 via ‘AB 52’ notification, which allows interested Tribes to request consultation. No tribe had responded to this notice at the time of this writing.

20. ATTACHMENTS

- A- Site Plans
- B- Property Management Plan
- C – Supplemental Data

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

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

Initial Study Prepared By:
Eric Porter, Associate Planner

Date: _____

SIGNATURE

Scott DeLeon, Interim Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located on a hilltop at the end of Morgan Valley Road. The site is surrounded by thick Valley Oak tree populations, and is screened from public roads and neighboring lots by its position on the hilltop and the distance of the nearest neighboring lots and public roads. The site is not near a Scenic Combining Area and is not a mapped scenic vista. Less than Significant Impact	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		No rock outcroppings, historic buildings were observed. The site is not located on a state scenic highway. The cultivation areas cannot be seen from any public road or scenic highway based on property location, terrain and vegetation. The applicant has stated that he will need to remove 5 acres of partially or completely burned trees for fire suppression purposes. Less than Significant Impact	1, 2, 3, 4, 5, 6, 7, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The site is located approximately five miles from the unincorporated town of Lower Lake. The cultivation areas are not visible from any public roads in the vicinity. The six foot fence is intended to reduce visual impacts to surrounding properties. Less than Significant Impact	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project has very little potential for additional light or glare impacts. The cultivation areas are outdoors, and the 279 acre site is large enough that any security lighting used would not impact nearby properties due to terrain and distance of separation. Less than Significant Impact	1, 2, 3, 4, 5, 6, 7
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		Most of the site is categorized as Other Land, a category that has no farming value based on soil types. There is a pocket of high value farmland that is about 12 acres in size, and is approximately 200 feet away from the cultivation area on the northernmost lot. However, it will not be impacted by this project due to its location with regard to the existing and proposed cultivation area and accessway. Less than Significant Impact	1, 2, 3, 5, 6, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The project site does not contain a Williamson Act contract. Although the lots to the immediate west of the subject site are zoned APZ / Ag Preserve, the project will not impact agricultural uses or Williamson Act contracts given that there are no obvious productive agricultural properties in the immediate vicinity; none of the neighboring lots would be adversely impacted by this use. Less than Significant Impact	1, 2, 3, 5, 6, 9, 10, 11
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. No Impact	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 5, 6, 7


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use. No Impact	1, 2, 3, 5, 6, 7, 11
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has potential to result in air quality impacts by generating fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal; the greenhouses already exist but require ministerial building permits. Some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit. However, future expansion of the cultivation area may trigger the requirement for a grading permit in the future; this will be evaluated if and when further expansion(s) are sought. The staging area for any construction equipment will take place on the portion of the site to be used for employee parking. This area is already disturbed and will not further be degraded by this portion of the site being used as a staging area. Site preparation for the outdoor cultivation areas will be minimal (the 100,000 s.f. area is existing).</p> <p>Smoke from the burning of brush removed during grading can have a substantial effect on air quality. Lake County Air Quality Management District (LCAQMD) recommends that removed vegetation be chipped and spread for ground cover and erosion control as an alternative to vegetation burning.</p> <p>The applicant plans on using fabric pots rather than in-ground planting to enable the applicant to provide higher quality soil. This will also result in less dust-related particulates. There is no mapped serpentine soil on the site, although some serpentine soil exists in the vicinity.</p> <p>The applicant would use organic methods and preventative pest management strategies in order to help reduce the amount of air pollution and/or particulates.</p> <p>Odors released as a result of the proposed cannabis growing operation have the potential to result in significant impacts to nearby residents. MVV plans to cultivate mostly "Autoflowering" cannabis plants (cannabis plants that switch from vegetative growth to the flowering stage with age, as opposed to being photoperiod dependent), and to implement a cyclical planting and harvesting schedule. Cyclical planting and harvesting with autoflowering cannabis plants means that only a portion of the entire cultivation area will be composed of mature/flowering cannabis plants at any given time, significantly reducing the volume of odors generated by the cultivation area as a whole. No significant odor impacts are anticipated from the proposed cultivation operation, due to cyclical flowering and harvesting, the limited population in the area, and the generous setbacks from public roads, property lines, and neighboring residences/outdoor activity areas. The ventilation system of the 5,000 sq.ft. processing building, in which the processing of raw cannabis plant material from the existing/proposed cultivation area(s) occurs, are equipped with carbon filters/air scrubbers to mitigate odors emanating from the building.</p> <p>The nearest house is located approximately 2,500 feet to the southeast of the cultivation sites and is downwind from the prevailing wind direction. The applicant has provided a contact person in the event of odors, and has indicated that he would resolve the odor issues if they arise. Within incorporation of Mitigation Measures identified below, including the requirement for the applicant to submit an Odor Control Plan for review by the Community</p>	1, 2,3, 5, 6, 9, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Development Department, impacts would be reduced to Less than Significant.</p> <p>Impacts to air quality would be Less Than Significant with Mitigation Measures Incorporated.</p> <p>Mitigation measures:</p> <p><u>AQ-1:</u> Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.</p> <p><u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p><u>AQ-3:</u> Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p><u>AQ-4:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p><u>AQ-5:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p><u>AQ-6:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p><u>AQ-7:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p><u>AQ-8:</u> No more than a maximum speed limit of 15 mph will be permitted.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	<p>The County of Lake is in attainment of state and federal ambient air quality standards. The minimal emissions resulting from the project would not be cumulatively considerable.</p> <p>No Impact</p>	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>There are no residences on properties adjacent to the subject parcel. The nearest residence is approximately 2,500 feet (about one-half mile) from the proposed cultivation areas. The project would not produce substantial pollutant concentrations.</p> <p>Less Than Significant Impact with Mitigation Measures AQ-1 through AQ-8.</p>	1, 2, 3, 4, 7, 12
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			<p>There are no residences on properties located in the vicinity of the subject parcel. The nearest residence is approximately 2,500 feet from the cultivation area.</p> <p>As discussed in section (a) above, some odor impacts are anticipated from this cultivation operation; cannabis cultivation, especially during the flowering</p>	1, 2, 3, 4, 7, 12

IMPACT CATEGORIES*	1	2	3	4	<p style="text-align: center;">All determinations need explanation.</p> <p style="text-align: center;">Reference to documentation, sources, notes and correspondence.</p>	<p style="text-align: center;">Source Number**</p>
					<p>phase, generates volatile compounds (terpenes) that some people find objectionable. The <i>Project Management Plan - Air Quality</i> describes the odor mitigation plan to be enacted should odors become objectionable to neighbors. The cannabis facilities are set back 100 feet from property lines along the western property line; this is the area that has the least habituated lots in the vicinity, and the prevailing winds generally blow from the northwest toward the southeast. The applicant must provide an odor mitigation plan to the Lake County Community Development Department for review and acceptance, or for review and revision, prior to cultivation occurring – this is a standard condition of approval for all cultivation activities.</p> <p>Less Than Significant Impact with Mitigation Measures AQ-1 through AQ-8.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological Assessment was done by Eastside Environmental Services (October 2017). The assessment indicates that the dominant habitat on the parent parcel is Blue Oak woodland, consisting of open to dense woodlands with grassy to partially open shrubby understories. Major plant components of Blue Oak habitat include Blue Oak, Valley Oak, California Foothill/Gray Pine, and Black Oak in addition to a shrub story of Wild Lilac, Manzanita, and Poison Oak. There is some riparian habitat that closely parallels Rocky Creek along the eastern boundary of the property. Rocky Creek is a mapped waterway, but is not a mapped wetland. Regardless, a 100 foot setback from cultivation areas and a 30 foot setback for all structures is required from the high water mark of Rocky Creek, and no fertilizers or pesticides may be used within 100 feet of this creek.</p> <p>The project proposes vegetation removal of five acres in Phase III. However, according to the Biological Assessment, no special status habitats were identified as occurring within five miles of the project site in the California Natural Diversity Database (CNDDDB) and U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) reports generated for this site's Biological Site Assessment. The location of the existing/proposed cultivation operation is not located in any wildlife corridors or native nursery sites. However, Best Management Practices identified in the Biological Assessment are being added as conditions of approval to ensure impacts do not occur during construction. The project would not have a substantial adverse effect, either directly or through habitat modifications, on any special status species.</p> <p>The following mitigation measures are added to bring potential impacts to less than significant levels:</p> <p>BIO-1: Worker training: The Project proponent should retain a professional biologist to conduct mandatory contractor/worker awareness training for construction personnel. The awareness training will be provided to all construction personnel to brief them on the identified location(s) of sensitive biological resources, including how to identify species with the potential to occur in the construction area and the need to avoid impacts to biological resources (e.g., plants, wildlife, and jurisdictional waters), and to brief them on the penalties for not complying with biological mitigation requirements. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer and questions. If new construction personnel are added to the project, the contractor will ensure that they receive the mandatory training before starting work.</p> <p>BIO-2: Pre-construction special-status species and migratory bird survey should be performed by a qualified biologist at the proposed Project site and appropriate buffer zone around the Project prior to commencement of ground disturbing activities.</p> <p>BIO-3: A biological monitor should be present during the initial construction access in all unpaved areas to identify and mark sensitive resources for avoidance. The biological monitor should also be present during all grading and vegetation clearing (e.g., mowing, trimming, and removal) within 50 feet of sensitive habitats or resources. The biological monitor should have full authority to halt construction once safe to do so if a resource has or may be impacted.</p> <p>BIO-4: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely-covered bin and removed from the site on a weekly basis to avoid attracting animals.</p>	1, 2, 3, 4, 5, 6, 14, 15, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>Rocky Creek, a perennial Class I watercourse, flows along the eastern boundary of the Project property. There is a potentially-jurisdictional intermittent Class II/III watercourse and two potentially-jurisdictional ephemeral Class III watercourses that begin on the Project property and are tributaries to Rocky Creek. Rocky Creek and the unnamed intermittent Class II/III watercourse are indicated on the NHD map layer utilized by California resource agencies via CNDDDB and on the federal NWI map layer (See Figure 4. NWI). 100-foot buffers have been established around all watercourses on the Project property, and no disturbance is planned within the buffered area. The seasonal stock pond on the Project property intercepts and stores overland flow and discharges excess flow to the potentially-jurisdictional intermittent Class II/III watercourse via an engineered spillway, when the capacity of the pond has been exceeded. The seasonal stock pond “dries up” in the late summer or fall of most years, prior to the onset of the Winter Wet Weather Period. The seasonal pond is not indicated on the NHD or NWI map layers. Major plant components of the Riparian Forest habitat include Fremont’s Cottonwood, California Foothill/Gray Pine, Black Oak, Willow, and Poison.</p> <p>As described above, a 100 foot setback from cultivation areas and a 30 foot setback for all structures is required from the high water mark of Rocky Creek, and no fertilizers or pesticides may be used within 100 feet of this creek. No riparian habitat would be removed as a part of the project.</p>  <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 7, 14, 15, 16
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>There are no federally protected wetlands on the subject site. See discussion above.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 7, 14, 15, 16
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>No fish species will be impacted either directly or indirectly by this action. There are no mapped species of sensitive wildlife in the general vicinity of this site. There are no mapped sensitive species located within five miles of the subject site. See discussions above.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 14, 15, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		There are no mapped conservation easements or oak woodlands on this site that might otherwise require extra protection or tree replacement. The applicant has indicated that approximately 5 acres of dead and/or dying trees will be removed, and the cultivation areas are essentially ready for planting. Greenhouses will need to have building permits issued for them following use permit approval. Less than Significant Impact	1, 2, 3, 5, 6
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed, however approximately 5 acres of dead and/or dying trees would be removed for fire suppression purposes. Less Than Significant Impact	1, 2, 3, 5, 6
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An Archeological Research Study was conducted for this site by Dr. John Parker and his assistant, Cheyenne Parker, (July 17 and 25, 2017). No significant artifacts or remains were discovered, and in the opinion of Dr. Parker, it is unlikely that any artifacts or remains will be uncovered during the course of site development. Regardless, the following Mitigation Measures are proposed in the event of an accidental discovery during site preparation activities. Impacts would be Less than Significant Impact with Mitigation Measures Incorporated. Mitigation Measures: <u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. <u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	1, 2, 3, 5, 6
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		No changes are expected to archaeological resources based on the development proposal and the findings made within the Archeological Study performed by Dr. Parker. Less Than Significant Impact	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Minimal ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities. As required in Mitigation Measure CUL-1, the applicant shall halt all work and immediately contact the Lake County Sheriff's Department, a licensed Archeologist, the local overseeing Tribe, and the Community Development Department if any human remains are encountered. Less Than Significant Impact with Mitigation Measure CUL-1.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed energy usage for this facility is minimal; energy use would be limited to the security system, the well pump, lighting for the storage building, lighting for six hoop houses, and some outdoor lighting. The applicant is proposing the use of on-grid power, however no adverse impact is anticipated through the use of grid power in this circumstance. Less than Significant Impact	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct an energy plan. No Impact	1, 2, 3, 5, 6
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<p>i) Earthquake Faults There are no mapped earthquake faults on or adjacent to the subject site.</p> <p>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction. The mapping of the site's soil indicates that the soil is stable and not prone to liquification.</p> <p>iv) Landslides According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "stable" and not located within and/or adjacent to an existing known "landslide area".</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20
b) Result in substantial soil erosion or the loss of topsoil?			X		According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows: Lot 59: <ul style="list-style-type: none"> • 209 (Skyhigh – Millsholm loam, 15 to 50% slope; about 40% of lot 60). Grade 4 soil; may lack nutrients needed for crop growing. Poor development soil due to severe shrink-swell, slope and depth to rock • 212 (Skyhigh-Sleeper-Millsholm association, 30 to 50 percent slopes). This map unit is on hills. The Skyhigh and Sleeper soils are susceptible to slumping and gullyng. Lot 60: <ul style="list-style-type: none"> • 209 (Skyhigh – Millsholm loam, 15 to 50% slope; about 40% of lot 60). Grade 4 soil; may lack nutrients needed for crop growing. Poor development soil due to severe shrink-swell, slope and depth to rock. • 177 (Millsholm – Bressa loam, 30 to 50% slope; about 15% of the lot). Poor quality as development soil due to depth to rock and slope. • 232 (Still loam; about 15% of the site). Excellent crop productivity, but is close to Rocky Creek. Poor development potential – flooding. • 169 (Maymen Etzel Snook complex; 30 to 75% slope; about 30% of lot 60). Grade 6 soil, not generally conducive to crop growing. Poor development quality soil due to slope and depth to rock. 	1, 2, 3, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Grading activities associated with project development have the potential to result in a minimal loss of topsoil given the positioning of the grow areas on the hilltop. In addition, Best Management Practices (BMPs) will be implemented to reduce erosion. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code. Less Than Significant Impact	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "stable" and there is little potential for landslide, subsidence, debris flows, liquefaction or collapse. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 20
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		Type 169 and 209 soil has significant shrink-swell potential, however the structures proposed are not 'habitable space', and will be used periodically during the course of cultivation and product preparation / packaging. Therefore, there is no significant risk to life or property based on the type of development proposed. Less Than Significant Impact	1, 2, 3, 5, 6, 9
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		No septic tank is proposed as a part of this project; the project site will be served through an existing onsite waste disposal system. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found, that the applicant will notify the overseeing Tribe(s) and a licensed Archeologist - CUL-1 and CUL-2. Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2.	1, 2, 3, 5, 6
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (manufacturing, vehicle trips, etc.). Cannabis cultivation activities would not generate a significant number of vehicle trips and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses. The applicant has indicated that construction will take place over a short period of time, estimated to be one month in duration. The applicant indicates that up to eight employees will be working on site depending on the time of year – harvest time will support the maximum of eight employees, with one or two employees working in the non-harvest periods. Construction-related daily trips are estimated to be up to ten trips per day, and non-construction (day to day site access) will generate between eight and sixteen daily trips. The levels of greenhouse gasses emitted are not anticipated to be excessive. Less than Significant Impact	1, 2, 3, 5, 6, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases. No Impact	1, 2, 3, 5, 6, 12
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		<p>One function of the <i>Property Management Plan – Hazardous Waste Management Plan</i> is to identify and evaluate hazards associate with cannabis cultivation at the subject site.</p> <p>Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment.</p> <p>Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <i>Property Management Plan</i>, all pesticides and fertilizers would be stored in their original package in a secured wooden storage shed, and would only be used in strict accordance with the product label requirements including, but not limited to directions pertaining to application, storage and disposal of the fertilizer product. No soils are proposed to be imported or stockpiled. The applicant has not stated which fertilizers will be used, however the fertilizers used will be administered at the direction of Lauren Quackenbush, a Certified Pest Control Advisor (PCA). No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>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.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>The applicant has stated the chemicals that will be used on site, including the method of storage in a secure and lockable building. Potential (common) factors that might create release of hazardous materials includes flooding, landslides and similar natural earth disturbances or careless treatment of toxic chemicals by humans. This site is not in a flood inundation area, nor is it within an area mapped as unstable soil according to County GIS data. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 23


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 6, 24, 25
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 4, 5, 6, 26, 38
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the County Roads Department, as well as CalFire for consistency with access and safety standards. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 38
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 27, 28, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		<p>This project will not violate any water quality standards or waste discharge requirements. The project will employ BMPs related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable.</p> <p>According to the Property Management Plan – Storm Water Management Plan is designed to help protect the water quality of surface water and the storm water management systems managed by Lake County. The property abuts Rocky Creek, a perennial stream. No pesticides or fertilizers are permitted within 100 feet of this resource. The Plan includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to the appropriate local agencies, such as the County of Lake. According to the plan, it would focus on the following:</p> <ul style="list-style-type: none"> • <i>Protecting downstream water bodies from water quality degradation</i> • <i>Cultivation site, topsoil, fertilizer, and pesticide risks</i> • <i>How illicit discharges will be prevented</i> • <i>Downstream roads and bridges</i> • <i>Storm Water discharge to adjacent properties</i> • <i>Compliance with the Storm Water Management Ordinance of The Lake County Ordinance</i> • <i>Proposed Grading, Construction and post-construction best management practices, including Parameters and methodology of monitoring</i> <p>With implementation of BMPs and the <i>Property Management Plan</i>, the project would not substantially degrade water quality.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>According to the 2017 <i>Property Management Plan – Water Usage</i>, the monthly water usage was projected to be 65,000 gallons from the two ag wells present on the site; that was for 91,000 s.f. of outdoor cultivation. This new proposal would likely use up to five times more water given the total square footage proposed. Estimated water usage would be 350,000 gallons per month.</p> <p>The two wells are each dug to a depth of 140 feet. Well #1 has a continuous output of 40 GPM; well #2 has a continuous output of eight GPM. Each plant is projected to require between five and eight gallons per day. The total annual projected water usage is 1,020,785 gallons. By comparison, a comparably sized alfalfa grow would require 1,224,952 gallons annually according to the applicant's Hydrologist.</p> <p>According to the Property Management Plan – <i>Water Resources Management Plan</i> has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that onsite water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <p>i) result in substantial erosion or siltation on-site or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>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</p> <p>iv) impede or redirect flood flows?</p>			X		<p>The project site is currently developed with a dirt access road, a single-family (manufactured) dwelling served by an existing onsite septic system and two wells.</p> <p>The north-eastern border of the site contains Rocky Creek, a perennial stream. Setbacks from this resource are described elsewhere in this document. The proposal will have no effect on the location and status of this Creek; all activities will take place at a minimum of 100 feet away from the creek. The new non-permeable surfacing of this site will be 11,250 square feet, a marginal percentage of the total land area, which is in excess of 279 acres when considering all three lots under the same ownership.</p> <p>The permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. Therefore, proposed use would not substantially alter the existing drainage pattern of the site or area.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore is minimal potential to induce mudflows.</p> <p>No Impact</p>	1, 2, 3, 5, 6, 7, 9, 24, 32
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>				X	<p>The project would not conflict with or obstruct any water quality or management plans.</p> <p>No Impact</p>	1, 2, 3, 5, 6, 29
<p>XI. LAND USE AND PLANNING <i>Would the project:</i></p>						
<p>a) Physically divide an established community?</p>				X	<p>The proposed project site is already developed with a residence, access road, etc. and would not physically divide an established community. No Impact</p>	1, 2, 3, 5, 6
<p>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?</p>			X		<p>This project is consistent with the Lake County General Plan, Lower Lake Area Plan, the Lake County Zoning Ordinance, and the Hazard Mitigation Plan.</p> <p>The site holds a General Pan designation of Rural Lands and the project is consistent with this designation, which allows agricultural uses in the RL zoning district.</p> <p>The property is zoned "A" Agriculture and "RL" Rural Lands, with a "WW" Waterway combining district. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a Use Permit. The applicant shall adhere to all incorporated mitigation measures and conditions of approval. As previously described, the creek on-site will be avoided with a 100 foot setback minimum.</p> <p>California Department of Food & Agriculture (CDFA) is responsible for licensing and regulation of cannabis cultivation and enforcements defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation. The applicant is required to obtain a license from the CDFA prior to legal cultivation occurring.</p> <p>With approval of and adherence to the permits listed above, the project would</p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					not conflict with any land use plan or policy intended for avoiding or mitigation an environmental effect. Less Than Significant Impact	
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The site contains no mapped or known mineral resources. No Impact	1, 3, 4, 5, 6, 33
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The site contains no mapped or known mineral resources. No Impact	1, 2, 3, 5, 6, 33
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level. A small amount of infrequent noise could be anticipated if a properly-permitted backup power generator is activated during any power outage or during generator testing, but these impacts would not be significant or long lasting. Maximum non-construction related sounds levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences. In order to mitigate potential noise sources, the following mitigation measures are added: <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. <u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines Less Than Significant Impact with Mitigation Measures Incorporated	1, 2, 3, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant Impact	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within two miles of a public airport. No Impact	1, 2, 3, 5, 6, 26
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project does not propose any new homes, nor does it propose an extension of infrastructure; the project is not anticipated to induce population growth. No Impact	1, 2, 3, 5, 6
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing will be displaced as a result of the project. No Impact	1, 2, 3, 5, 6
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact	1, 2, 3, 5, 6
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 2, 3, 5, 6
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		<p>The project site is accessible from a private driveway off of Morgan Valley Road, a paved County road. The photo below shows the entrance to the property from Morgan Valley Road. Morgan Valley Road has a narrow shoulder, but can support bicycle and pedestrian use in a relatively safe manner. The project does not propose any changes to Morgan Valley Road and has been reviewed by the County Roads Department and CalFire for consistency with all applicable safety regulations and policies.</p>  <p style="text-align: center;">Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 34, 35, 38
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		<p>The project is expected to generate an average of eight (8) to sixteen (16) average daily vehicle trips during the cultivation season (April 1-November 15). The facility will be open for delivery and pick-ups Monday through Saturday, 7:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM. Due to the rural nature of the site (and Lake County), it is common to travel 20+ miles for each trip. Significant impacts are not anticipated from the anticipated trips.</p> <p style="text-align: center;">Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 34, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	<p>The proposed project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, and the low projected trips that would be generated by this project.</p> <p style="text-align: center;">No Impact</p>	1, 2, 3, 4, 5, 6, 23, 34, 35
d) Result in inadequate emergency access?				X	<p>As proposed, this project will not impact existing emergency access. The project was reviewed by the County Roads Department and Calfire for safety considerations; no issues were raised by these departments/entities.</p> <p style="text-align: center;">No Impact</p>	1, 2, 3, 4, 5, 6, 23, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			A Cultural Resource study has been prepared for the project (Dr. John Parker, July 27, 2017). The findings listed in the Study did not indicate that this site is a candidate for listing in the California Register of Historic Resources, and the site is not within any designated 'local sites of historic resource'. Further, a standard mitigation measure (CUL-1) requires the notification of the overseeing Tribe and contacting a licensed Archeologist of any Native American artifacts or remains are found. Less Than Significant Impact with Mitigation Measure CUL-1.	1, 2, 3, 5, 6
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		There are no mapped significant resources (Tribal Cultural) that are on or immediately adjacent to the site. Less than Significant Impact	1, 2, 3, 5, 6
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing domestic well and onsite septic system. Power is available from PG&E lines along Morgan Valley Road adjacent to the site. No system expansion is required. Less Than Significant Impact	1, 2, 3, 5, 6, 21
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		There are two Lake County Environmental Health Division permitted wells on the Project Property. The first, located adjacent to the residence on the Project Parcel (Latitude 38.900446° and Longitude -122.482977° and Latitude 38.896181°), was drilled in 2009 to a depth of 140 feet with an estimated yield of 40 GPM. The second, located to the west of the seasonal pond on the Project Property (Latitude 38.896181° and Longitude -122.490939°), was drilled to a depth of 140 feet with an estimated yield of 8 GPM. Well Completion Reports for these two wells are attached to the Water Use section of this Property Management Plan. Cannabis cultivation will minimize water use by using a low-pressure drip irrigation system. There is also a Pond/Rain Water Catchment Reservoir. The Pond/Rain Water Catchment Reservoir intercepts overland flow/stormwater runoff from the surrounding hillsides (Catchment Basin of ~950,000 ft ² or 21.8 acres) and can store approximately 2,280,957 gallons of water (approximately 7 acre-feet). Lastly, the project will use (4) 5,000 gallon storage tanks for water storage used in irrigation. The sources for these tanks are the on-site pond and one or both of the wells on site. Less Than Significant Impact	1, 2, 3, 5, 6, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The subject parcel is served by an onsite septic system. No Impact	1, 2, 3, 5, 6, 21
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The existing South Lake County landfill has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation. Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project. The project is expected to generate between 800 and 1,200 pounds of solid waste per year. The Director of the Lake County Solid Waste Facility has indicated that there is at least five years worth of capacity in the existing facility, and that there is further room for expansion if and when its needed. Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a moderate fire hazard severity zone and is in State (CalFire) Responsibility Area as well as within the South Lake Fire Protection District's service area. A site visit on November 26, 2019 confirmed that the site is well-tended; the interior driveway is 20' wide, and there are large areas that contain grass but little or no other undergrowth where turn-arounds are possible located at approximate 400 foot intervals in between the gate at Morgan Valley Road and the cultivation site, which is the primary focus of the cultivation activity. The property is subject to the Lake County Hazard Mitigation Plan, and shall maintain fire breaks around all structures. The applicant will adhere to all Federal, State and local fire requirements/regulations and conditions of approval for such regulations have been added to the project relating to but not limited to the following: property line setbacks for structures being a minimum of 30 feet; addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gates requirements (14 foot wide minimum) and gate setbacks (minimum of 30 feet from road); parking, fuels reduction regulations including a minimum of 100 feet of defensible space, etc. The project would not impair an adopted emergency response or evacuation plan. Less Than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The immediate area contains some dense undergrowth and tree coverage, however the site is neat and well maintained, and is largely devoid of manzanita and other fast-burning fuels which were burned in the 2015 Valley Fire. The interior road is 20 feet wide and paved. The cultivation areas proposed will serve to act as a buffer between eastern properties and fires that might originate from the west. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations. Less than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 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?			X		The cultivation sites are already prepared due to prior (legal) use as cannabis cultivation areas. The 'developed' portions of the site contain fire breaks, which the applicant shall maintain. No additional infrastructure improvements are needed with the exception of widening the 2 nd gate to achieve 14' wide clearance. The gate is presently 13'-8" wide, but can easily be widened to 14' to meet PRC 4290 / 4291 standards for gate widths based on how the gate is constructed. Less than Significant Impact	1, 2, 3, 5, 6, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is an existing residence on the property. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project based on the existing development combined with the direction of slope, and the lack of slope in the cultivation areas. Less Than Significant Impact	1, 2, 3, 5, 6, 20, 29, 32, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a Cultivation of Commercial cannabis in three previously disturbed areas. Because of this, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. Less Than Significant Impact with Mitigation Measures Incorporated	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biology, Geology, Noise and Cultural / Tribal Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The scope of this project is relatively small, about 1% of the total 279 acre site area. Also, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less Than Significant Impact with Mitigation Measures Incorporated	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with Aesthetics, Air Quality, Biology, Geology, Noise and Tribal / Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels. Less Than Significant Impact with Mitigation Measures Incorporated	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lower Lake Area Plan
4. Site Visit, March 9, 2020
5. County of Lake Major Use Permit Application and Supplemental Materials
6. Cultural Site Assessment; prepared by Dr. John Parker, dated July 27, 2017
7. U.S.G.S. Topographic Maps
8. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. U.S.D.A. Lake County Soil Survey
10. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
11. Lake County Department of Agriculture
12. Lake County Air Quality Management District
13. Lake County Serpentine Soil Mapping
14. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
15. U.S. Fish and Wildlife Service National Wetlands Inventory
16. Biological Site Assessment; Prepared by Eastside Environmental, Inc. dated Oct. 2017
17. Lake County Grading Ordinance, adopted 2007
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. 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
21. Lake County Health Services Department
22. Lake County Emergency Management Plan
23. Lake County Hazardous Waste Management Plan, adopted 1989
24. Lake County Natural Hazard database
25. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. California Department of Forestry and Fire Protection - Fire Hazard Mapping
28. Northshore Fire Protection District
29. National Pollution Discharge Elimination System (NPDES)
30. Central Valley Regional Water Quality Control Board
31. State Water Resources Control Board
32. FEMA Flood Hazard Maps
33. Lake County Aggregate Resource Management Plan
34. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
35. California Department of Transportation (CALTRANS)

36. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
37. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
38. Lake County Hazard Mitigation Plan, adopted February 2018