



COUNTY OF LAKE

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

Dated: March 24, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-58

1. **Project Title:** Rebecca Hebert's Raven Hill Gardens
2. **Permit Number:** Use Permit, UP 19-39
Initial Study, IS 19-58
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Sateur Ham, Assistant Planner (707) 263-2221
5. **Project Location(s):** 1020 Junction Plaza, Clearlake, CA 95422
APN: 010-055-45
6. **Project Sponsor's Name/Address:** Rebecca Hebert
1020 Junction Plaza
Clearlake, CA 95422
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL" Rural Lands
9. **Supervisor District:** District Two (2)
10. **Flood Zone:** D, no flood zone
11. **Slope:** The parcel is a mixture of slopes between 0-30%, the cultivation site is almost entirely flat.
12. **Fire Hazard Severity Zone:** SRA (entire site); 'Moderate' fire zone
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** None
15. **Parcel Size:** 49.52 Acres
16. **Attachments**
(1) Property Management Plan

- (2) Biological Resource Assessment
 (3) Site Plans

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

Raven Hill Gardens (RHG) proposes to develop commercial cannabis cultivation operation at 1020 Junction Plaza, Clearlake, California on Lake County APN 010-055-45. The applicant is seeking to obtain one (1) A-Type 3 “Outdoor” License, one (1) A-Type 3B “Mixed-Light” License, one (1) A-Type 1C “Specialty Cottage” License and a Type 13 Self-Transport Distribution License from the County of Lake Community Development Department to allow a total of 66,960 ft² of commercial cannabis canopy area, with a total of 75,360 ft² of cultivation area. The proposed cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed cultivation area is surrounded by a 6-foot tall chain link fence with privacy mesh coverings. The total area to be occupied and/or disturbed by the proposed cannabis cultivation operation, includes greenhouses, water tanks, processing facility, immature plant greenhouse and storage area is 75,360 ft² (see table 1).

Table 1. Proposed structures requiring building permits from the Community Development Department

Proposed structures	Proposed area of structure	Proposed use
Processing facility	5,000 ft ²	Drying, trimming, curing and packaging
Greenhouse (3)	14,400 ft ² ; 9,000 ft ² ; 3,000 ft ²	Nursery for immature and mature cannabis plants
Storage	400 ft ²	Storing fertilizer, pesticides, and petroleum products
Water tank (steel/fiberglass)	5,000 gal	Fire suppression/emergency

The greenhouses will be composed of galvanized steel frame structures with six-mil polyethylene film coverings and polycarbonate covered end walls. The existing structure currently on the property include a permitted manufactured home to the west of the cultivation site.

The total acreage of the parcel is 49.51 acres. The project parcel is zoned RL; Rural Lands. The parcel is located less than a mile to the East of Highway 53 and north of the City of Clearlake. The parcel lies within the 8-digit HU (Sub basin): Kelsey Creek-Clear Lake, Burns Valley-Frontal Clear Lake Watershed (HUC10). There are two unnamed ephemeral Class III watercourses indicated on the NHD map layer utilized by California resource agencies via CNDDDB and the Federal NWI map layer, which flow from the northeast end of the project property to the southwest into another creek before entering Burns Valley Stream. These two unnamed ephemeral Class III watercourses flow along the northern and southern valleys of the property. The proposed cannabis cultivation area will be setback a minimum of 100 feet from the top of the bank of any bodies of water. There are no other surface water bodies on the project property. There will be no surface water diversions with this project.

Cultivation Operations

Raven Hill Gardens plans to be fully organic with their supplements of both dry and liquid fertilizers. The proposed dry fertilizers include dry worm castings as well as Chicken and Bat Guano. As for liquid fertilizers most of it will be coming from MaxSea and organic compost. The

pesticides that will be used for this cultivation project include citric acid oil and Sulphur, both at limited quantities during the growing months and only used when necessary. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. They will be stored separately in the secure processing facility, in their original containers and used as directed by the manufacturer. All pesticides/fertilizers will be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). Water soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the 400 ft² storage area. The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. The well near the southern parcel boundary will be pumped underground to the water storage tanks proposed near the cultivation site in the middle of the property. From the well to the storage tanks RHG will utilize underground water lines, which are a combination of PVC piping and black poly tubing. Water use is projected to be approximately 1 million gallons per year. The property is fairly sloped overall meaning rainwater runoff will need to be mitigated. Straw wattles are proposed around the entire cultivation area to filter sediment from stormwater as it moves on to the property's seasonal drainages. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the property.

RHG's site will require little electricity as they will be cultivating one acre outdoor using all-natural sunlight and 23,400 ft² of mixed light with artificial lighting under 25 watts per square foot. All electricity needed for the project at this time will be provided by PG&E through future building permits. The proposed project does have a backup generator, to be used during emergencies. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. The projects core business hours of operation will take place between 8:00 a.m. to 6:00 p.m. with deliveries and pickups restricted to 9:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 5:00 p.m.

Access and Transportation Standards

The project property is accessed by private/shared dirt driveways connecting to Ogulin Canyon Road, off of CA Highway 53. The private dirt access driveway starts at the southeast of the property and leads to the existing manufactured home. The access driveway is approximately 550 feet in length to the entrance of the cultivation site, with an approximate slope of 10%. At minimum, the driveway will be twelve (12) feet wide with fourteen (14) feet of unobstructed horizontal clearance and fifteen (15) feet of unobstructed vertical clearance, but due to commercial standards the proposed access driveway will be twenty (20) feet wide. The access driveway will be graveled to sustain 75,000 pounds load capacity throughout the entire length leading to the cultivation site. The site will have six (6) parking stalls with one (1) ADA parking space as well as hammerhead turnaround at the cultivation site twenty (20) feet wide and sixty (60) feet in length. Turnouts are not proposed due to the access driveway being proposed at twenty (20) feet wide, however if needed, turnouts will be at minimum twelve (12) feet wide and thirty (30) feet long,

with a minimum twenty-five (25) feet taper on each end, placed at the midpoint. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance will be at least two (2) feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line. The gate will be locked during non-business hours (6:00 p.m. to 8:00 a.m.) or when RHG personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved RHG managerial staff and emergency service providers are able to unlock the gates on the project property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 6-foot tall chain link fence with a privacy mesh screen and mounted with security cameras.

Construction

The applicant has stated the following regarding site preparation and construction:

1. Ground disturbing activities will take place within five to seven week span and consist of approximately 140 to 170 vehicle trips. Small blue oak trees are expected to be removed by being cut at the base and leaving the roots in the ground. A no development zone will be established as a mitigation measures for proposed tree removal. Any grading for buildings will be under 500 cubic yards, which is the allowance for a building permit. The project proposes approximately 150 feet of minor grading (mostly scraping the mostly flat surface). Some minor trenching, approximately 550 to 575 feet will be required to place irrigation lines in-ground, but the trench will be refilled and restored to prior condition.
2. Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for the purpose of staging materials or equipment. Equipment will not be left in idle when not in use.
3. Water (from the existing onsite well) will be used to wet disturbed soils to mitigate the generation of dust during construction.
4. All construction activities, including engine warm-up, will be limited to Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m. Back-up beepers will be adjusted to the lowest allowable levels.
5. All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state and federal regulations.



Figure 1. Aerial of project site using air photos

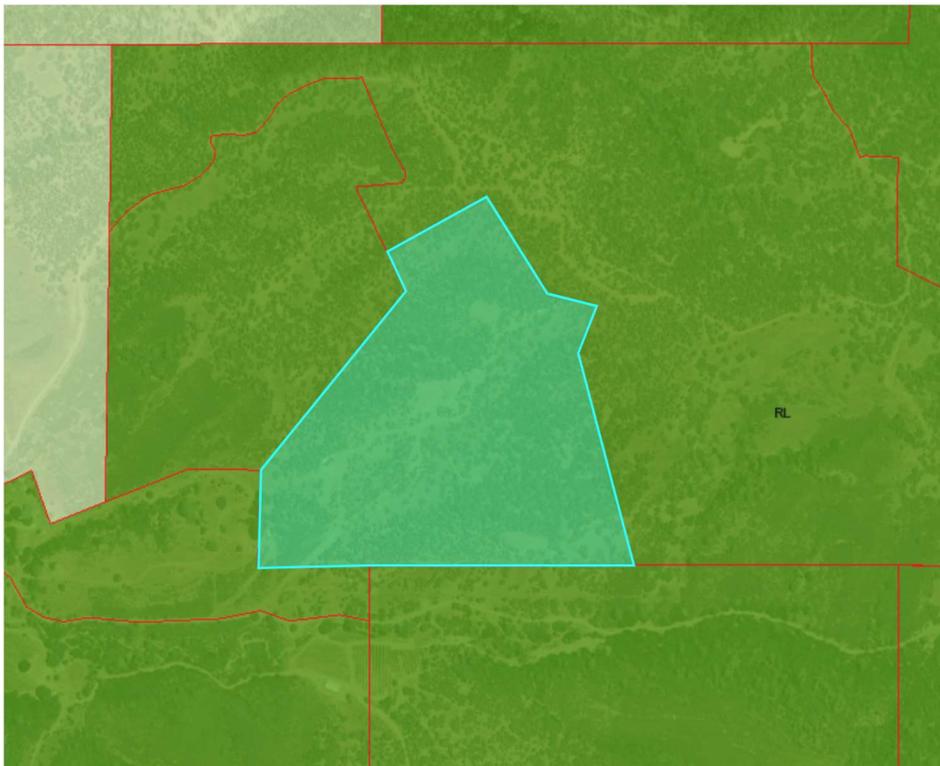


Figure 2. Zoning of site and vicinity

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

The property is completely surrounded by "RL" Rural Lands zoned properties, with some "RR" Rural Residential to the northwest of the property (see Figure 2). Sizes of the parcels

varies greatly, from just under 22 acres to over 150 acres. About a quarter of the nearby properties appear to contain dwellings, while most seem to be currently vacant of a use.

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

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

- 18. 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. Redwood Valley defer to comment. Middletown Rancheria did not request a consultation. The California Historical Resources Information System stated that the proposed project area has no significant historic or prehistoric cultural materials, sites, or features. The survey (#S-025036) covering approximately 100% of the proposed project area identified no cultural resources with a low possibility of containing unrecorded archaeological site(s).

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture & Forestry</u> | <input 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 type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input checked="" type="checkbox"/> <u>Transportation</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input checked="" type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input 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 Prepared By:
Sateur Ham, Assistant Planner

SIGNATURE

Date: _____

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>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		There are no scenic vistas on or adjacent to the subject site. The cultivation site is completely hidden from public views and adjacent properties due to vegetation and topography. Less Than Significant.	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		There are no historic buildings, damage to rock outcroppings, however this project does propose the removal of blue oak trees 4" to 6" in diameter. Trees will be cut at the base and the roots will be left in the ground. An 8-acre no development zone has been designated to preserve trees on the property as a mitigation measure for the proposed tree removal. Ultimately, the proposed tree removal will not impact the scenic quality as these parts of the property cannot be seen from public viewpoints. Less Than Significant.	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The majority of the proposed use would occur on what is currently an open, flat grassy area. There are sporadic trees across this area that will be removed as described in Section I (b). Views of this location are obstructed by trees surrounding the property as well as the topography of the parcel and surrounding area. The use will be compatible with zoning of this property. Less Than Significant.	1, 2, 3, 4, 6, 9
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 a slight potential to create additional light through exterior security lighting and proposed greenhouse lighting. A lighting plan showing fixture types and location is required and shall meet the County's recommended darkskies.org lighting. Less Than Significant with a mitigation measure added as follows: AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation. AES-2: All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits. Less Than Significant with Mitigation Measures AES 1-2 added.	1, 2, 3, 4, 5, 6, 9

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	The proposed cultivation site is in an area designated as 'Grazing Land' by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact farmland. The subject site is not within a Williamson Act contract. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	See Section II (a). The project does not conflict with zoning and the project property is not in a Williamson Act Contract. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	The project site is zoned "RL" Rural Lands and is not zoned for forestland or timberland. No Impact.	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?			X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. No Impact.	1, 2, 3, 4, 5, 7, 8, 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?			X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13

III. AIR QUALITY

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

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?		X		The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation / construction of the greenhouses and cultivation area; and vehicular traffic, including small delivery vehicles would be contributors during and after site preparation / construction. Odors generated by cannabis plants, particularly during harvest season, will need to be mitigated either through passive means (separation distance), or active means (Odor Control Plan). While the project does propose the use of ventilation fans and carbon filters in the processing facility, the implementation of mitigation measures below would further reduce air quality impacts to less than significant. A back-up generator is proposed and will be regulated through the Air Quality Management Department. Less Than Significant with Mitigation Measures added:	1, 3, 4, 5, 10, 21, 24, 31, 36
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			<p><u>AQ-1:</u> Prior to cultivation, the applicant shall submit an <u>Odor Control Plan</u> to the Community Development Department for review and approval, or review and revision.</p> <p><u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p> <p><u>AQ-3:</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. 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.</p> <p><u>AQ-4:</u> Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p><u>AQ-5:</u> Water shall be used as dust suppression during all site disturbance.</p> <p><u>AQ-6:</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-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>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?		X	<p>The cultivation activity will take in an outdoor area and within greenhouses. The greenhouses will use air filtration systems to mitigate odor and other potential pollutants. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate air quality in this vicinity. The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X	<p>The proposed operation is not expected to release substantial amount of pollutant concentrations. See response III (a) and (b)</p> <p>Less than Significant Impact.</p>	1, 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?		X	<p>Sensitive receptors in the area include adjacent and near proximity residents. The nearest off-premises house is over 1,300 feet away from the edge of the cultivation area. Odor control measures will be necessary for the cultivation areas, including the outdoor portion of the site used for cannabis cultivation. The cultivation areas are set back a significant distance from the nearest off-site dwellings, so passive odor control (separation distance) and the project's proposed mitigations may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 1000 feet of the</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

				property as is required by Air Quality. As described in Section III (a) above, with implementation of mitigation measures AQ-1 through AQ-4 will reduce impacts to less than significant.	
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>					
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		The applicant provided a Biological Assessment, prepared by Pinecrest Environmental Consulting dated August 4, 2019. No special-status plant or animal species were observed within the study area. No impacts are predicted for any of the State or Federal special-status plant or animal species. No impacts to watercourses or wetlands are expected due to the dense vegetation and required minimum setbacks (100 feet) between the potential activity and any downstream watercourses. As a result, there were no mitigation measures necessary but best management practices should be implemented for potential effects to surrounding environment. BIO-1: All waste and by-products shall be kept in plastic drums with tight fitting lids so that water is not able to make contact with the contents and potentially leach into the environment. Less than Significant Impact.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 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?		X		The Biological Resource Assessment (BRA) considers best management practices set forth under State Water Resources Control Board regarding cannabis cultivation be implement to prevent, minimize, and control the discharge of waste and pollutant associated with site operations as stated in Section IV (a). Less than Significant Impact.	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, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	According to the Biological Resource Assessment, there are no areas onsite that appear to be potential wetlands, and no ponds or other surface water features onsite. Less than Significant Impact.	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?		X		The Biological Resource Assessment (BRA) considers best management practices set forth under State Water Resources Control Board regarding cannabis cultivation be implement to prevent, minimize, and control the discharge of waste and pollutant associated with site operations as stated in Section IV (a). Less than Significant.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	The local ordinance for the removal of any commercial tree species as defined by California Code of Regulations section 895.1, commercial species for the coast forest district and northern forest district, and any removal of any true oak species or Tan Oak species should be avoided and minimized if it is for the purpose of cannabis cultivation. This excludes tree removal of such trees, if necessary, for safety or disease concerns. The applicant is proposing to remove some blue oak 4"-6" in diameter within the proposed cultivation area due to safety concerns. They will be cut at the base and the roots will be left in the ground. To compensate for the loss of some trees, a no-development zone has been proposed to preserve eight (8) acres of the	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

				property where trees and vegetation will not be removed in the future. No Impact.	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this site. See Section IV (e). Less than Significant Impact.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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		A Cultural Resources Evaluation was conducted for the project parcel by Dr. John. Parker of Archaeological Research on July 24, 2019. Dr. Parker's recommendations are below: No historic or prehistoric cultural materials or features were discovered during the field inspection. As no "significant" historic sites or features were found, it has been determined that no historic resources exist within the project areas. It is recommended that the proposed project be approved as planned. In the unlikely event that undiscovered cultural sites are encountered during the ground disturbance process, it is recommended that work in the immediate vicinity of the find be suspended and a Registered Professional Archaeologist called in to evaluate the find as required by CEQA. 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 Middletown Rancheria or other local overseeing Tribe 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 Middletown Rancheria or other 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. Less than Significant Impact with mitigation measures CUL-1 through CUL-2 added.	1, 3, 4, 5, 11, 14, 15
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. See Response to Section V (a). Less than Significant Impact with mitigation measures CUL-1 through CUL-2 added.	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		The applicant shall immediately halt all work and contact the Lake County Sheriff's Office, the local overseeing tribe, and the Community Development Department if any human remains are encountered. See Response to V (a). Less than Significant Impact with mitigation measures CUL-1 through CUL-2 added.	1, 3, 4, 5, 11, 14, 15

VI. ENERGY <i>Would the project:</i>					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X	<p>The applicant states that they will use on-grid power as the primary energy source. The proposed project consist of an outdoor cultivation which will require energy from natural sunlight. The major use for energy source will be for mixed light greenhouse, processing facility, well and security system. The overall power usage of the cultivation operation will only require minimal need for energy.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS <i>Would the project:</i>					
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X	<p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The project property does not contain any mapped unstable soils. It appears unlikely that ground shaking, ground failure or liquefaction will occur on this property in the future.</p> <p><u>Landslides</u> There is likely some small risk of landslides based on the parcel's slope, which varies from completely flat areas to areas of 30% slope. However, the project is proposed mostly on an area which is entirely flat and some areas with small gradual slope up to 5%, therefore the project is not expected to elevate the risk of landslides on the property.</p> <p>GEO-1: A Grading Plan is needed to show the footprints of the structures and how the earth will be graded in a manner that will limit or eliminate the potential for landslides and/or storm-related earth movement.</p> <p>GEO-2: If greater than fifty (50) cubic yards of soils are moved, a <u>Grading Permit</u> shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>GEO-3: Erosion control materials shall be available on site at all times in the form of straw, wattles, sand bags, or other erosion control materials adequate to cover areas of disturbed soils or incipient erosion events. This method will also be used in an event of a forecast storm to prevent any potential runoff to any natural drainages.</p> <p>GEO-4: Any soil disturbances shall be avoided between October 15 and April 15 and during times of active precipitation.</p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

				Less Than Significant with mitigation measure GEO-1-GEO-4 added.	
b) Result in substantial soil erosion or the loss of topsoil?		X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:</p> <p>Phipps complex (196): 15 to 30 percent slopes. The Phipps clay loam is very deep and well drained. The permeability of this type of soil is slow. Surface runoff is rapid, and the hazard of erosion is severe.</p> <p>The project location is almost entirely flat with a very minimal/gradual slope and therefore no erosion or loss of topsoil is anticipated.</p> <p>Less Than Significant with mitigation measure GEO-2 added.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 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?			X	<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is no grading or proposed ground disturbance on any unstable soils.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	<p>The soil on the cultivation site is Phipps Complex (type 196), which could potentially be expansive based on its high shrink-swell potential. Historically, the site has been used for residential with no issues.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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	<p>The 49.52-acre property adequately supports a permitted septic system through Environmental Health. Portable ADA toilets are proposed for the project.</p> <p>No Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	<p>There were no identified or known unique paleontological resources or geologic features discovered.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 11, 14, 15
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	<p>In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction will occur on the site (greenhouses and the new processing facility), and there are minimal gasses that could result from outdoor and indoor cultivation activities. The greenhouse and processing facility will be equipped with airborne particulate carbon filters. The outdoor cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will to a small degree help capture carbon dioxide. The cultivation operation will generate small amounts of carbon dioxide from vehicle trips for employees. Since Lake County is an air attainment county, the small levels of greenhouse gasses emitted are not anticipated to be significant.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' county and does not have established thresholds of significance for greenhouse gases.</p> <p>No Impact</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	<p>Materials associated with the cultivation of commercial cannabis could be considered hazardous if released into the environment. This proposed project will use organic pest control and fertilizers, which will significantly limit potential environmental hazards that could otherwise result.</p> <p>All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</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</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>See Response to Section IX (a).</p> <p>Less than Significant</p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and State Water Resources Control Board.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No Impact.</p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 20, 22, 35, 37

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	The site is mapped as having a moderate fire risk. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Less than Significant Impact.	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	The project parcel is current served by an existing onsite septic and well. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. The project will employ Best Management Practices related to erosion and water quality to reduce impacts related to stormwater and water quality. Less Than Significant.	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	There is no groundwater 'depletion threshold' established for water usage in Lake County. While the water table appears to be robust at this location, it is unknown whether the groundwater available is sustainable over a long period of time. According to the applicant, the project site is equipped with a new well (2015) with an estimate yield of approximately 50 gallon per minute (GPM). The water will be pumped and stored in two 5,000 steel/fiberglass water tanks located near the cultivation site through an underground water line. The applicant has indicated that the estimated water use for an entire year will be 1,067,653 gallons using a highly efficient drip irrigation. This is consistent with other / similarly sized cannabis cultivation water use projections in Lake County. Less than Significant.	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?			X	The applicant has stated that the total cultivation area is about 75,360 square feet in size, and the canopy area is about 66,960 square feet. The total impervious footprint of this property will increase by roughly 0.004% based on the entire 49.52-acre site. Approximately 40% of the cultivation area is impermeable or semi-impermeable, but the whole cultivation site will be outfitted with straw wattles. For the outdoor cultivation area, water can pass through the above-ground pots and be absorbed into the soil; the amount of non-permeable surface will not increase through the use of above-ground pots. As previously stated, all greenhouses and the processing facility are not permeable, however the footprint of the buildings is comparatively small to the property as a whole, and the runoff resulting from those buildings is not significant, in particular with the projects implementation of straw wattles and Best Management Practices. Less than Significant.	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of			X	There are no flood zones on the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers and other potentially	1, 3, 4, 5, 13, 21, 23, 24,

pollutants due to project inundation?				toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood. Less than Significant.	25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	The applicant will install straw wattles for sediment control and potential run-off. See response to X (d) above. Less than Significant.	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>					
a) Physically divide an established community?			X	The proposed project site would not physically divide an established community. No Impact.	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	This project is consistent with the Lake County General Plan, the Shorelines Community Area Plan and the Lake County Zoning Ordinance. The property is zoned "RL" Rural Land, which is a land-use zone that Article 21 of the Lake County Zoning Ordinance allows commercial cannabis cultivation in. Less than Significant.	1, 3, 4, 5, 20, 21, 22, 27, 28
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	According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. No Impact.	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X	The County of Lake's General Plan, the Shoreline Communities 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.	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level. 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. 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. NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	1, 3, 4, 5, 13

					Less Than Significant Impact with mitigation measures NOI-1 through NOI-3 added.	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X		The project is not expected to create unusual groundborne vibration due to facility operation. The low-level truck traffic during construction and deliveries would create a minimal amount of ground-borne vibration. Less Than Significant Impact.	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. No Impact.	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X		No housing will be displaced as a result of the project. No Impact.	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. No Impact.	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION <i>Would the project:</i>						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 3, 4, 5

XVII. TRANSPORTATION					
<i>Would the project:</i>					
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?		X		<p>The proposed project site is accessed from an easement road connecting to Ogulin Canyon Road, a county maintained road connecting to State Highway 53. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Daily employee trips are anticipated to be between 4 and 8 trips, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition).</p> <p>TRANS-1: Prior to this use permit having any force or effect, the applicant shall be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the improvements to assure PRC compliance.</p> <p>Less than Significant Impact with Mitigation Measure Trans-1 added.</p>	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)?		X		<p>Significant impacts are not anticipated and the project is consistent with 15064.3 (b)(1). See Response to Section XVII (a).</p> <p>Less than Significant Impact.</p>	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)?		X		<p>The proposed project will not increase hazards; no changes in geometric design feature was proposed on Ogulin Canyon Road or CA-53.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Result in inadequate emergency access?		X		<p>As proposed, this project will not impact existing emergency access. The applicant proposal will improve the road to satisfy adequate emergency access. See response to XVII (a).</p> <p>Less than Significant Impact with Mitigation Measure Trans-1 added.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
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		<p>See response to Section V (a).</p> <p>Less than Significant with mitigation measures CUL-1 and CUL-2 added.</p>	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. 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		X		<p>See response to Section V (a).</p>	1, 3, 4, 5, 11, 14, 15

California Native American tribe.				Less than Significant with mitigation measures CUL-1 and CUL-2 added.	
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 well and septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. The proposed use is anticipated to use an annual rate of approximately 1,164,712 gallons for cultivation—monthly water use will vary due to seasonal precipitation. The site is served by an on-site well and septic system. The cannabis cultivation will minimize water use by using a low-pressure drip irrigation system. Less than significant.	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	The applicant is required to confirm the adequacy of the water source productivity as a condition of approval via well test; however there are no minimum thresholds for aquifer recharge in Lake County. It is unknown if the amount of water usage will be detrimental to the surrounding area in the future. The applicant proposes minimizing water use through drip irrigation and mitigations in place to prevent potential leaks. Less Than Significant.	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	The subject parcel is currently served by a permitted on-site septic system; however, it will not be used for the project. There are ADA portable toilets proposed for the project. Less Than Significant.	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?			X	The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. The county does not require such a waste management plan for cannabis cultivation projects. However, waste generation from site will be minimal and all vegetative waste will be composted. Less than Significant Impact.	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	All federal, state, and local requirements related to solid waste will apply to this project but are not anticipated to create issues that require additional mitigation measures. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36

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		<p>The subject site is accessed by an easement road connecting to Ogulin Canyon Road, which is a graveled county-maintained road. The property is located within the SRA (high fire) area and is in a moderate fire hazard severity zone. The applicant shall adhere to all Federal, State, and local agency requirements. The site is mostly sloped and has a fairly dense fuel load. However, SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that safety measures are in place to help prevent fire and the spread of fire should one occur.</p> <p>The addition of cannabis cultivation to this area will not further exacerbate the risk of injury or death due to a wildfire. This site is no more prone to excessive fire risk than most other sites in Lake County. Further, the trips generated by this use will be roughly the equivalent of a single-family dwelling (around 10 average daily trips) based on the number of employees proposed.</p> <p><u>WIL-1:</u> All regulations on the State of California’s Public Resource Code, Division, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction.</p> <p><u>WIL-2:</u> All regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 1 through 5 shall apply to this application/construction.</p> <p><u>WIL-3:</u> All regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A</p> <p><u>WIL-4:</u> All regulations in the California Government Code, Title 5. Local Agencies [50001- 57550], Part 1. Powers and Duties Common to Cities and Counties [50001 - 51189], Section 51182</p> <p><u>WIL-5:</u> This shall include, but not be limited to property line setbacks for structures that are a minimum of 30 feet, addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000 lbs. vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be or will be a CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.</p> <p>Less than Significant with Mitigation Measures WILDFIRE 1 through 5 added.</p>
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		<p>The fire risk on the site is moderate, but the slope on the site varies between 0-30+%. The cultivation area does not further exacerbate the risk of wildfire, nor the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site.</p> <p>Less than Significant Impact.</p>

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	No additional wildfire-related site improvements appear to be needed. See response XX (a). Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X	There is little risks associated with post-fire slope runoff, instability or drainage changes given the flatness of the cultivation site. Risks are not expected to significantly increase from this project. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X	The project proposes a cultivation of commercial cannabis in an open, previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Less than Significant with Mitigation Measures BIO-1 through BIO-3 added.	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 <u>Aesthetics</u> , <u>Air Quality</u> , <u>Geology/Soils</u> , <u>Cultural and Tribal Resources</u> , <u>Transportation</u> , <u>Wildfire</u> , and <u>Noise</u> . These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts. Less than Significant with Mitigation Measures Added.	All
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 the potential to result in adverse indirect or direct effects on human beings. In particular, to <u>Aesthetics</u> , <u>Air Quality</u> , <u>Geology/Soils</u> , <u>Cultural and Tribal Resources</u> , <u>Transportation</u> , <u>Wildfire</u> , and <u>Noise</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant. Less than Significant with Mitigation Measures Added.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance

4. Shoreline Communities Area Plan
5. Raven Hill Garden Cannabis Cultivation Applications – 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 Assessment for Raven Hill Gardens property; prepared by Pinecrest Environmental Consulting, dated August 4, 2019.
14. Cultural Site Assessment Survey – Dr. John Parker, July 24, 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit by Sateur Ham– January 15, 2020