



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: November 04, 2020

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-32

1. **Project Title:** LC2400
2. **Permit Number:** Major Use Permit UP20-27
Early Activation EA20-31
Initial Study IS20-32
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Victor Fernandez, Assistant Planner
(707) 263-2221
5. **Project Location(s):** 2400, 2405, and 2215 Clover Valley Road, Upper Lake, CA 95485

APNs:
004-007-12 (Parcel with proposed cultivation)
004-007-13 (Parcel used for clustering-no cultivation)
004-007-23 (Parcel used for clustering-no cultivation)
6. **Project Sponsor's Name/Address:** LC2400; Shana Schuette
P.O Box 638
Glenhaven, California 95443
7. **General Plan Designation:** Agriculture – Resource Conservation – Rural Lands
8. **Zoning:** **004-007-12:** “APZ – SC”: Agricultural Preserve – Scenic Combining

004-007-13: “APZ – SC”: Agricultural Preserve – Scenic Combining

004-007-23: “RL”: Rural Lands
9. **Supervisor District:** District Three (3)
10. **Flood Zone:** **004-007-12**

“X”; Outside Area of Flood Zone

“AE”; Areas of 100-year flood; base flood elevations and flood hazard factors determined.

004-007-13 and 004-007-23

“X”; Outside Area of Flood Zone

- 11. Slope:** The proposed cultivation site is relatively flat
- 12. Fire Hazard Severity Zone:** SRA (CalFire); Moderate to High
- 13. Earthquake Fault Zone:** None
- 14. Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
- 15. Parcel Size:** +110.60 Total Acres Combined
- 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).**

LC2400 LLC proposes to develop a commercial cannabis cultivation operation at 2400 Clover Valley Road, Upper Lake, California further described as Assessor Parcel Number: 004-007-12. The applicant proposes the Collocation of Permits and Clustering which in reference to Article 27 of the Lake County Zoning Ordinance, multiple cultivation permits may be allowed on separate single parcels provided that each permit meets the minimum acreage requirement and all other development standards. The applicant proposed to cluster 2405 and 2215 Clover Valley Road, Upper Lake, California further described as Assessor Parcel Numbers: 004-007-13 and 004-007-23, which will only be used for the acreage and no cultivation will occur on these parcels. All cultivation activities will only occur on parcel 004-007-12.

LC2400 LLC is seeking approval of a Major Use Permit that is composed of five (5) A – Type 3 “outdoor” cultivation areas and one (1) Type 13 “Distributor Transport Only, Self-Distribution” License. The total canopy area proposed is 217, 800 square feet (sq.ft.) within 252,960 sq.ft. of cultivation area. The proposed project will consist of the construction of one (1) 2,480 sq.ft. Agricultural Steel Building used for harvesting and processing, and one (1) 288 sq.ft. Enclosed waste and composting shed. Existing ancillary facilities include: one (1) 300 sq.ft. break area, one (1) 36 sq.ft. pump house, one (1) 96 sq.ft. Hazardous Material Storage Shed, one (1) 1,800 sq.ft. Drying and Curing Building, and one (1) 1,440 sq.ft. Greenhouse for Immature Plants.

The project is located in Upper Lake, CA approximately two (2) miles east from the town of Upper Lake. The proposed cannabis cultivation area and associated facilities are accessed via an existing private gravel driveway off of Clover Valley Road (County Maintained). The proposed outdoor cultivation method is above ground in planters with drip irrigation systems pressurized by electric pumps from the well source. The cultivation operation will utilize water from an existing, agricultural groundwater well. According to the application package, the existing well produces approximately 120 gallons per minute which would translate to approximately 75,796,637 gallons per year. The total proposed water usage on an annual basis is approximately

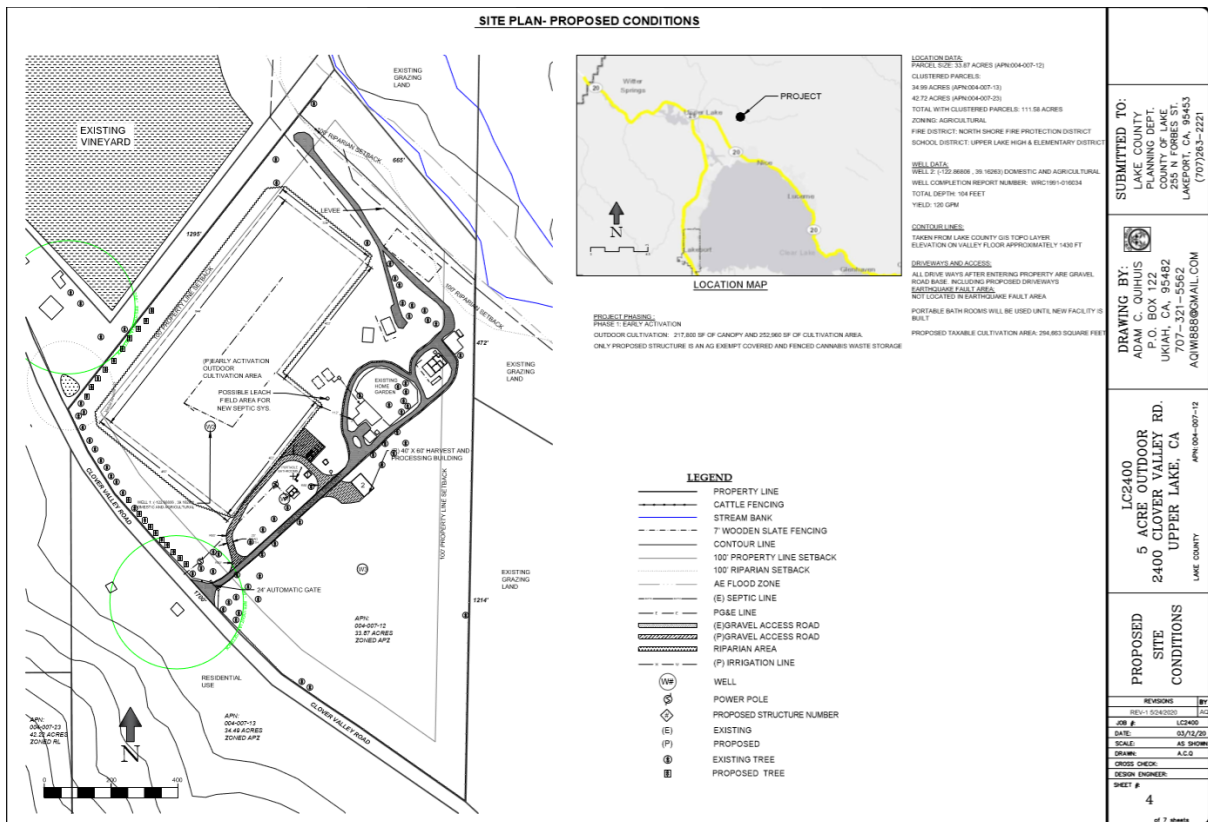
3,677,400 gallons which includes water usage for the cultivation operation and domestic use. The following is the water use calculations submitted by the applicant:

Location	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	total
5 Acre Outdoor	-	-	-	96,600	210,000	310,800	462,000	588,000	966,000	966,000	-	-	3,599,400
Domestic/landscaping	6,000	6,000	6,000	6,000	6,000	6,000	7,000	7,000	7,000	7,000	7,000	7,000	78,000
Totals	6,000	6,000	6,000	102,600	216,000	316,800	469,000	595,000	973,000	973,000	7,000	7,000	3,677,400

Note: Only source of Water is a Private Ground water Well

All fertilizer and pest management products will be stored in the hazardous material storage shed. According to the application, personal protective equipment will be used when handling fertilizers and other chemicals, such as safety glasses, gloves, dust masks, etc. The chemicals used for the operation will be contained and sealed to prevent spillage. Additionally, the applicant proposes all cannabis vegetative waste to be placed in the cannabis waste storage shed for composting or transportation to an offsite disposal area by a licensed waste handler.

The facility will be open Monday through Saturday, 9:00 AM to 5:00 PM. Deliveries and pickups will also occur during this time-frame. According to the application, visitation will only be allowed when specific permission is granted.



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

North: “A” Agriculture, “RL” Rural Lands and “APZ” Agricultural Preserve District. Parcel sizes range from approximately 18 to 160 acres in size.

South: “RL” Rural Lands. Parcel sizes range from approximately 11 to greater than 100 acres in size.

East: “A” Agriculture, “O” Open Space, and “APZ” Agricultural Preserve District. Parcel sizes range from approximately 4 to greater than 300 acres in size.

West: “RL” Rural Lands and “RR” Rural Residential. Parcel sizes range from approximately 10 acres to greater than 90 acres in size.

The Project parcel is not within a Community Growth Boundary. The proposed cultivation site is approximately 1.6 miles east from the nearest community growth boundary.

Other public agencies whose approval may be 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 Agricultural Commissioner
 Lake County Sheriff Department
 South Lake County Fire Protection District (CalFire)
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agricultural
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer 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. Middletown Rancheria reviewed the project and concluded that it is not within their aboriginal territories. Therefore, they have declined to comment. Yocha Dehe Tribe also declined to comment. The California Historical Resources Information System stated that the proposed project area has the possibility of

containing unrecorded archaeological site(s) and a study is recommended prior to commencement of project activities. See Sections V, Cultural Resources and XVIII, Tribal Cultural Resources for more information.

19. ATTACHMENTS

- A- Site Plans
- B- Project Description
- C- Property Management Plan
- D- Biological Assessment
- E- Mitigation Monitoring Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture & Forestry</u> | <input checked="" type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input checked="" type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input 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:
Victor Fernandez, Assistant Planner



Date: 11/12/2020

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:

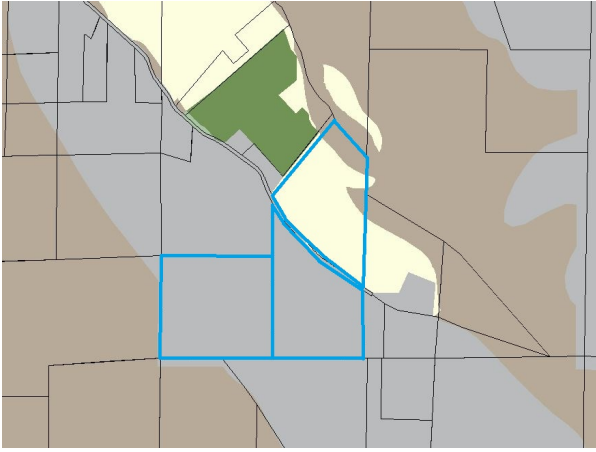
- a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such 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>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located off of Clover Valley Road, which is a designated scenic corridor. However, the cultivation site is located approximately 100' Feet from the property line adjacent to Clover Valley Road. The project parcel is located within a valley and is surrounded by a mountainous terrain. The project is not anticipated to screen views from surrounding property owners of the valley and/or mountains. (See image below) Additionally, the project site has light vegetative cover that would act as a natural barrier from the road to the cultivation site. According to the applicant's application package, the applicant proposes to plant additional native vegetation along the property lines to add an additional vegetative screening from the road to the cultivation site. Additionally, the cultivation site will be enclosed by a 7' wooden fence. Therefore, this project will not have a significant impact on a scenic vista.	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					 <p data-bbox="727 747 1019 772">Less than Significant Impact.</p>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p data-bbox="727 779 1320 1052">The cultivation site is located within Clover Valley and is surrounded by a mountainous terrain. Although the site is designated as Scenic Combining, due to the appropriate setbacks from all property lines and the design of the project, the project is not anticipated to damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The site is located approximately 1.5 miles from State Highway 20. Additionally the site is not visible from the highway due to the distance from the highway as well as topographic barriers and vegetation.</p> <p data-bbox="727 1136 1027 1157">Less than Significant Impact.</p>	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		<p data-bbox="727 1163 1320 1436">The proposed use is located off of Clover Valley Road. The proposed site has existing light vegetation that can act as a barrier from public view. The valley has been used historically for agricultural purposes. The proposed operation would not be out of visual character in this area since it has been historically used for agricultural activities. Additionally, the applicant proposes to plant additional native vegetation along the property lines as an additional vegetative screening. The project is not located within an urbanized area and does not conflict with the applicable zoning and regulations governing scenic quality.</p> <p data-bbox="727 1520 1027 1541">Less than Significant Impact.</p>	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			<p data-bbox="727 1547 1320 1709">The project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor cultivation operation. The applicant proposes an existing greenhouse to be used for immature plants. The following mitigation measures will reduce the impacts to less than significant:</p> <p data-bbox="727 1772 1320 1957">AES-1: 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 <u>Blackout Film/Materials Plan</u> to the Community Development Department for review and approval prior to issuance of any permits.</p>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AES-2: 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.</p> <p>Less than Significant Impact with Mitigation Measures AES-1 and AES-2 added.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><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></p> <p><i>Would the project:</i></p>						
<p>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?</p>			X		<p>The cultivation site is located in Clover Valley and within Farmland of Local Importance. The cultivation of commercial cannabis will be outdoor. In accordance with Article 27 of the Lake County Zoning Ordinance, within areas designated as prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance as depicted on the current Lake County Important Farmland prepared by the State California Department of Conservation Farmland Mapping and Monitoring Program, commercial cannabis cultivation shall be limited to indoor, mixed light, and greenhouses that are equipped with filtrations systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. The permitting authority may allow outdoor cultivation outside a greenhouse if the prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance are isolated areas that are not connected to a large system of such lands. (see Section XI, Land Use, for more information) The proposed use will not convert prime farmland, unique farmland, or farmland of statewide to non-agricultural use. Additionally, there is permits within the valley that are actively cultivating cannabis and/or are in the permitting process.</p> <p>Additionally, the project parcel has been used historically as a walnut orchard. The proposed project would not permanently convert the use to non-agricultural use as the cultivation practice is similar to agricultural.</p> 	<p>1, 2, 3, 4, 5, 7, 8, 11, 13</p>
<p>Less than Significant Impact.</p>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of cannabis is allowed in the 'APZ' Agricultural Preserve zoning district upon obtaining a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The project parcel is within the Williamson Act Contract and according to a Non-Renewal Williamson Act document (Doc Number 2011017895) that was recorded on 12/20/2011. The site has not been used for agriculture for the last several years and the expiration date of the contract is January 1, 2022. The proposed use will not conflict with the existing zoning for agricultural use or the 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 proposed use will not conflict with existing, zoning, or cause rezoning of forest land, timberland, or timber production as defined by the Government Code. 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. 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. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>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.</i> <i>Would the project:</i>						
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 structures and cultivation area; and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation / construction. Odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and active means such as planting native flowering vegetation surrounding the entire cultivation area (Odor Control Plan). Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant. Less Than Significant with Mitigation Measures added: <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. <u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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>AQ-3: 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>AQ-4: 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>AQ-5: 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>AQ-6: 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>AQ-7: 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>AQ-8: All greenhouses and cannabis processing buildings shall be equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. Prior to cultivation, the applicant shall submit a <u>Filtration System Plan</u> to the Community Development Department for review of approval.</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 greenhouse for immature plants. The greenhouse 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. Lake County is an Air Attainment county.</p> <p>Less Than Significant Impact with Mitigation Measures AQ-1 through AQ-8 implemented.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See response to III.a and b. Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is approximately 310 feet away from the nearest cultivation area. The Lake County Zoning Ordinance requires the cultivation area be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. Additionally, the applicant has designated an individual to be responsible for the odor response program that they have proposed. The designated individual will be responsible for responding to odor complaints that are received. The proposed construction activities and cultivation operation may generate small amounts of fugitive dust through construction activities. According to the applicant's proposal, dust will be controlled by wetting soils during construction and minimizing and covering soil stockpiles. Additionally, the access road of the project property will be upgraded with a gravel surface to limit dust palliatives from vehicle trips. Less than Significant Impact with mitigation measures AQ-1 through AQ-8.	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			See discussion (c) above. Less than Significant Impact with mitigation measures AQ-1 through AQ-7.	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
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			A Biological Resources Assessment (March 9, 2020), was prepared by Jennifer Hawley Bio Consulting for the project. The assessment indicates that twenty-nine (29) special-status plant and wildlife species have the potential to occur within the Survey Areas based on present habitat within and adjacent to the Project Areas. One sensitive biological community exists in the western corner of the property, a seasonal wet area, and occurs primarily on the neighboring parcel which will be buffered by a 100-foot protection area. While the special-status plant species have moderate to high potential to occur within the project areas, none were observed during the biological assessment. Additionally, the biological assessment described that the site is predominantly a ruderal grassland, it is highly possible the land does not support habitat for any special status plants know to occur in the area. Additionally, according to the biological assessment, the removal of the walnut orchard in the mid 1980's increased the likelihood of non-native species prospering in the area. However, to safeguard that no special-status plants that are overlooked two follow-up surveys should be conducted as recommended by the biologist. The proposed site is located on land which possess nesting habitat for bird species, and this habitat is suboptimal at best due to the lack of cover and active grazing by three (3) horses. However, according to the biological assessment no historic nests were seen on the ground. It is recommended	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>that pre-construction nesting bird surveys be conducted prior to operation.</p> <p>Additionally, five (5) bat species have moderate or high potential to occur on the property, particularly because numerous older trees and outbuildings exist. Although no bat signs was observed at any of the outbuildings or mature trees examined, there are ample potential root sites. As a result, the biological assessment recommends bat surveys be conducted prior to construction and/or operation.</p> <p>The following mitigation measures have been implemented to reduce the impacts to less than significant:</p> <p>BIO-1: Prior to construction, two (2) follow-up botany surveys are required to accomplish due diligence regarding the presence of any sensitive plant species in the project areas.</p> <p>BIO-2: Pre-construction nesting surveys nesting bird surveys are required seven (7) days prior to initiation of any construction. If nesting birds are detected, construction should not commence until the young of the nest have fledged successfully.</p> <p>No significant, adverse impacts will occur if nesting bird breeding surveys are conducted during March through August, or if construction is conducted outside of the breeding season.</p> <p>BIO-3: Pre-construction bat surveys shall be conducted to ensure that no bats have established roosts in any of the outbuildings or trees 7-14 days prior to the initiation of construction. If roosts are detected, coordination with the California Department of Fish and Wildlife shall occur.</p> <p>BIO-4: Pre-construction American badger surveys shall be conduction prior to the initiation of construction. A qualified biologist shall survey for burrows 14-30 days prior to any construction activities within the project areas.</p> <p>BIO-5: A 100-foot buffer shall be placed around the wet area (pool) and no development or habitat modification shall occur inside the buffer.</p> <p>Less Than Significant Impact with mitigation measures BIO-1 through BIO-5 added.</p>	
<p>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?</p>		<p>X</p>			<p>According to the biological assessment, due to the site's ruderal grassland, it is highly possible the land does not support habitat for special-status species and riparian habitat. The Biological Assessment states that all Biological impacts can be mitigated using Avoidance and Protection measures as stated in Section IV (a).</p> <p>Less than Significant Impact with mitigation measures BIO-1 through BIO-5 added.</p>	<p>1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 (March 9, 2020), was prepared by Jennifer Hawley Bio Consulting for the project. There is a small pool (Waters of the US jurisdiction) that was observed in the western corner of the property. Only approximately 5% of the pool occurs within the parcel (Assessor's Parcel Number: 004-007-12) and therefore the majority of this feature was inaccessible. According to the biological assessment the water edge habitat had limited vegetation and was impacted from use by the grazing horses. As this area qualifies as a sensitive biological community, a 100 foot buffer was placed around the wet area and no development or habitat modification will occur inside the buffer. Less than Significant Impact with mitigation measures BIO-1 through BIO-5 added.	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 Assessment states that all Biological impacts can be mitigated using Avoidance and Protection measures as stated in Section IV (a). Less than Significant Impact.	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 proposed use will not conflict with any local policies or ordinances protecting biological resources such as tree preservation. Tree removal is not proposed for this project. Less than Significant Impact.	1, 2, 3, 4, 5, 11, 12, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34
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 applicable to the site or project.. 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 Resource Evaluation was prepared on February 23, 2020 by John W. Parker, Ph.D., RPA. According to the Cultural Resource Evaluation the purpose of the investigation was to locate, describe, and evaluate archaeological or historical resources that may be present within the area proposed for cannabis cultivation and processing. The background research indicated that no historic sites had been recorded within 1 mile of the parcel. According to the Cultural Resource Evaluation, the field inspection discovered isolated historical features. However, the isolated items are not considered 'significant' cultural resources as defined in the Public Resources Code. No other historic or prehistoric cultural materials or features were discovered. The following mitigation measures have been added to reduce the potential impacts to less than significant: CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the approval of the Community Development Department.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the Local Overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.</p> <p>Less than Significant with Mitigation Measures CUL-1 and CUL-2 added.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>See response to Section V (a). There are no known or mapped significant archaeological resources on this site. A mitigation measure has been implemented, that requires the applicant to halt all activity in the vicinity and notify the local overseeing Tribe and the Community Development Department in the case of a discovery during site development.</p> <p>Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 implemented.</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>See Response to V (a).</p> <p>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.</p> <p>Less than Significant with Mitigation Measures CUL-1 and CUL-2 added.</p>	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 proposed project consists of outdoor cultivation operation. Additionally, the applicant proposes to use a greenhouse for immature plants only. The overall power usage of this facility is minimal. The cultivation site will require power for the security system and well. The existing greenhouse that will be used for immature plants will need power for lighting and security as well.</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</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> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.</p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>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>					<p><u>Landslides</u> There is some minor risk of landslides based on slope of the site. The cultivation is located within a flat area.</p> <p>Less than Significant Impact.</p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>		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> <ul style="list-style-type: none"> • Still Gravelly Loam (234): 0% to 2% percent slopes. Soil is well-drained. The permeability is moderately slow and water capacity is 7.5 inch to 9.5 inches. Surface runoff is very slow, and the hazard of erosion is slight. • Still Loam (233): This soil is very well drained. Slopes are 0% to 2%. The permeability is moderately slow and water capacity is 7.5 to 10.0 inches. Surface runoff is very slow and hazard of erosion is slight. • Xerofluvents-Riverwash (249): The slope of this soil is 0% to 2%. This soil is excessively drained. Permeability of these soils is rapid. Surface runoff is very slow, and there is no hazard of erosion except along streams where there is severe streambank erosion during high-intensity storms. • Speaker-Maymen-Marpa (224/226): This map unit is on mountains. This soil is moderately deep and well drained. Permeability of the soil is moderately slow and water capacity is 2 to 6 inches. Surface runoff is rapid and hazard of erosion is severe. <p>If greater than (500) 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>Less Than Significant with incorporated mitigation measures:</p> <p>GEO-1: Prior to any ground disturbance, the permittee shall submit Erosion Control and Sediment Plans to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt,</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30


IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p>	
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 area is type 234 and 233 which is well drained soil and the hazard of erosion is slight which would not likely cause substantial direct or indirect risk to life or property as grading is not proposed at this time.</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 applicant shall adhere to all Federal, State, and Local regulations regarding onsite waste disposal systems. The project site will be served by the existing septic tank that currently serves the existing residence.</p> <p>Less Than Significant 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 are no unique paleontological or geologic features on the site.</p> <p>Less than Significant Impact.</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 activities will occur on the site (greenhouse for immature plants and storage sheds), and there are minimal gasses that could result from outdoor and indoor cultivation activities. The existing greenhouse for immature plants 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.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

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	<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 any established thresholds of significant 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 <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>According to the applicant's application package, the proposed project will use organic-certified pesticides. This will significantly limit potential environmental hazards. According to the applicant, weed control will not be used as plants. Additionally, chemicals will not be used for rodent control. Cannabis vegetative material waste will be placed inside a secure cannabis waste shed for composting and/or transportation to an offsite disposal area by a licensed waste handler. Burning cannabis vegetation is not permitted and is a standard condition of approval.</p> <p>According to the applicant, they propose the following for Solid Waste Generation:</p> <table border="1" data-bbox="732 884 1312 1255" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="text-align: center;">Estimated Solid Waste Generation</th> </tr> <tr> <th></th> <th style="text-align: center;">Annual Basis (pounds per year)</th> <th style="text-align: center;">Peak daily (pounds per day)</th> </tr> </thead> <tbody> <tr> <td>Paper</td> <td style="text-align: center;">5</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Glass</td> <td style="text-align: center;">11</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Metal</td> <td style="text-align: center;">11</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Electronics</td> <td style="text-align: center;">1</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Plastic</td> <td style="text-align: center;">100</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Organics</td> <td style="text-align: center;">1500</td> <td style="text-align: center;">25</td> </tr> <tr> <td>Household hazardous waste</td> <td style="text-align: center;">1</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td>Special Waste</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed residue</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table> <p>Additionally, the applicant proposes the following list of soil mix ingredients, rooting hormones, fertility products, foliar sprays, and weed, disease and pest management inputs to be used:</p>	Estimated Solid Waste Generation				Annual Basis (pounds per year)	Peak daily (pounds per day)	Paper	5	n/a	Glass	11	n/a	Metal	11	n/a	Electronics	1	n/a	Plastic	100	n/a	Organics	1500	25	Household hazardous waste	1	n/a	Special Waste	0	0	Mixed residue	0	0	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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					<p style="text-align: center;">INPUTS</p> <p>List all soil mix ingredients, rooting hormones, fertility products, foliar sprays, and weed, disease and pest management inputs used.</p> <table border="1" data-bbox="730 283 1315 919"> <thead> <tr> <th>Name and Formulation</th> <th>Brand Name/Source</th> <th>Reason for Use</th> </tr> </thead> <tbody> <tr><td>DR EARTH BUD & BLOOM</td><td>DR EARTH</td><td>AMEND SOIL</td></tr> <tr><td>DIATENASIOUS EARTH</td><td>NORCAL</td><td>AMEND SOIL</td></tr> <tr><td>WORM CASTINGS</td><td>GRAIN FEED WORM</td><td>AMEND SOIL</td></tr> <tr><td>BIOCHARR</td><td>GRAIN FEED WORM</td><td>AMEND SOIL</td></tr> <tr><td>DAIRY COMPOST</td><td>MALIBU COMPOST</td><td>AMEND SOIL</td></tr> <tr><td>CHICKEN MANURE</td><td>STUTZMANS</td><td>AMEND SOIL</td></tr> <tr><td>MCLASSAS</td><td>SPARE TIME</td><td>COMPOST TEA</td></tr> <tr><td>FISH HYDROSLATE</td><td>VITAL EARTH</td><td>FOOD</td></tr> <tr><td>ELEMENTAL</td><td>ROOT ORGANIC</td><td>CAL/MAG/FOOD</td></tr> <tr><td>MAMMOTH P/MICROBES</td><td>MAMMOTH P</td><td>FOOD</td></tr> <tr><td>BAT GUANO</td><td>ROOTS ORGANIC</td><td>FOOD</td></tr> <tr><td>SEA BIRD GUANO</td><td>ROOT ORGANIC</td><td>FOOD</td></tr> <tr><td>DR ZYMES</td><td></td><td>IPM</td></tr> <tr><td>PLANT THERAPY</td><td></td><td>IPM</td></tr> <tr><td>ORGANICIDE</td><td></td><td>IPM</td></tr> <tr><td>F-1 SPRAY</td><td>ADVANCE NUTRIENTS</td><td>FOLIAR</td></tr> <tr><td>BLOOM SOLUABLE</td><td>ADVANCE NUTRIENTS</td><td>FOOD</td></tr> <tr><td>TRACE MINERIALS</td><td>AV KARMA</td><td>FOOD</td></tr> <tr><td>PURE CROP 1</td><td></td><td>IPM</td></tr> <tr><td>GRANDEVO</td><td></td><td>IPM</td></tr> <tr><td>VENERATE</td><td></td><td>IPM</td></tr> <tr><td>REGAILA</td><td></td><td>IPM</td></tr> <tr><td>CLONEX</td><td>DIRT CHEAP</td><td>CUTTINGS</td></tr> <tr><td>PH UP/DOWN</td><td>GENERAL HYDROPONIC</td><td>MIXES</td></tr> <tr><td>DIP-N-GROW</td><td>DIRT CHEAP</td><td>CUTTINGS</td></tr> <tr><td>B-1</td><td>LUQUINOX</td><td>FOOD</td></tr> <tr><td>VERDE</td><td>HIMBOLDT NUTRIENTS</td><td>FOOD</td></tr> </tbody> </table> <p>Additionally the applicant proposes the following Best Management Practices (BMPs) as identified in the California Storm Water Quality Association (CASQA):</p> <ul style="list-style-type: none"> • BG-40 Landscape • SC-41 Building & Grounds Maintenance • SC-40 Contaminated or Erodible Areas • SC-43 Parking Area Maintenance • SC-44 Drainage System Maintenance <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>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-2: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p>	Name and Formulation	Brand Name/Source	Reason for Use	DR EARTH BUD & BLOOM	DR EARTH	AMEND SOIL	DIATENASIOUS EARTH	NORCAL	AMEND SOIL	WORM CASTINGS	GRAIN FEED WORM	AMEND SOIL	BIOCHARR	GRAIN FEED WORM	AMEND SOIL	DAIRY COMPOST	MALIBU COMPOST	AMEND SOIL	CHICKEN MANURE	STUTZMANS	AMEND SOIL	MCLASSAS	SPARE TIME	COMPOST TEA	FISH HYDROSLATE	VITAL EARTH	FOOD	ELEMENTAL	ROOT ORGANIC	CAL/MAG/FOOD	MAMMOTH P/MICROBES	MAMMOTH P	FOOD	BAT GUANO	ROOTS ORGANIC	FOOD	SEA BIRD GUANO	ROOT ORGANIC	FOOD	DR ZYMES		IPM	PLANT THERAPY		IPM	ORGANICIDE		IPM	F-1 SPRAY	ADVANCE NUTRIENTS	FOLIAR	BLOOM SOLUABLE	ADVANCE NUTRIENTS	FOOD	TRACE MINERIALS	AV KARMA	FOOD	PURE CROP 1		IPM	GRANDEVO		IPM	VENERATE		IPM	REGAILA		IPM	CLONEX	DIRT CHEAP	CUTTINGS	PH UP/DOWN	GENERAL HYDROPONIC	MIXES	DIP-N-GROW	DIRT CHEAP	CUTTINGS	B-1	LUQUINOX	FOOD	VERDE	HIMBOLDT NUTRIENTS	FOOD	
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B-1	LUQUINOX	FOOD																																																																																								
VERDE	HIMBOLDT NUTRIENTS	FOOD																																																																																								

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HAZ- 3: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>Less Than Significant with incorporated mitigation measures</p>	
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).</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>No 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		<p>The parcel is mapped as Moderate to High Fire Risk. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space. Refer to section XX, Wildfire, for additional details.</p> <p>Less Than Significant Impact.</p>	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		X			<p>The project parcel is adjacent to Clover Creek, however, the applicant has provided a minimum 150 foot setback from the top of bank of the creek. Additionally, Mitigation Measures</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
substantially degrade surface or ground water quality?					<p>have been implemented to prevent the spillage of hazardous materials from seeping into the creek.</p> <p>The project parcel is currently served by an existing onsite septic and well. The project will not violate any water quality standards or waste discharge requirements. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Minimal site preparation, construction and/or grading is proposed.</p> <p>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into Clover Creek.</p> <p>Less than Significant with Mitigation Measure HYD-1 and HAZ-1 through HAZ-3</p>	
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 applicant, the project site is equipped with an existing well. The existing well has an estimated yield of 120 Gallons Per Minute. The water will pumped and stored in water tanks located near the cultivation site.</p> <p>According to the applicants Property Management Plan, the applicant estimates 3,599,400 Gallons Per Year to be used for the Outdoor Commercial Cannabis Operation. Additionally, the applicant estimates 78,000 Gallons Per Year to be used for domestic/landscaping purposes. The total Gallons Per Year estimated is 3,677,400 Gallons Per Year. With the existing well producing approximately 120 Gallons Per Minute, the estimated yield (Gallons Per Year) is approximately 63,113,903 Gallons Per Year. The applicant will be utilizing approximately 5% percent of the full well's capacity.</p> <p>The applicant will be utilizing a drip irrigation system pressurized by electric pumps from the well source.</p> <p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p> <p>Less than significant with mitigation measure HYD-1 through HYD-3 added.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

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 which would:</p> <ul style="list-style-type: none"> 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		<p>According to County GIS data, there is a creek that traverses north of parcel 004-007-12. The cultivation site has a minimum 150' foot setback from Clover Creek.</p>  <p>Per the Lake County Zoning Ordinance, outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation of cannabis shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.</p> <p>The applicant has stated that the total cultivation area is approximately 252,960 square feet in size, and the canopy area is about 217,800 square feet in area. This represents about 5% of the entire 110-acre site. The footprint of the buildings are small comparatively to the property and the runoff resulting from those buildings is not significant.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p>Less than Significant with Mitigation Measures GEO-1</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X		<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone, and the risk of stormwater-related pollutants migrating is minimal. Further, all chemicals including pesticides, fertilizers, and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		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. The proposed project is accessed by an existing private driveway off of Clover Valley Road. The proposal will not consist of new development that will act as a barrier to an established community. The project parcel is an existing lot in a rural area. The nearest community growth boundary is approximately 1.6 miles west from the cultivation site. Less than Significant 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 and Upper Lake/Nice Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The project parcels are zoned Rural Lands, Agricultural Preserve, and Scenic Combining District. In addition, Commercial Cannabis Cultivation is an allowable use in the Agricultural Preserve zoning district upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The applicant is proposing outdoor cultivation within Farmland of Local Importance, which is listed as a prohibited activity in Article 27 of the Zoning Ordinance. However, Article 27 states the permitting authority may allow outdoor cultivation outside a greenhouse if the prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance are isolated areas that are not connected to a large system of such lands. The project is consistent with all other development standards within the zoning code for cannabis. 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 Upper Lake /Nice 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		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.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					<p>Less Than Significant with the following mitigation measures incorporated:</p> <p><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.</p> <p><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.</p> <p><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.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact.</p>	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		<p>The project is not anticipated to induce population growth.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact.</p>	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
<p>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:</p> <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? 				X	<p>The project does not propose any new housing or other uses that would necessitate 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.</p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
- Other Public Facilities?					No Impact.	
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, 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 plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project is accessible off of Clover Valley Road, a paved county maintained road. The private driveway will be upgraded to a gravel surface to support minimal vehicle trips. A minimal temporary increase in trips would occur during construction and incoming and outgoing employees, but would not be considered significant. Additionally, the project was routed to the Department of Public Works, CalFire, and the Lake County Chief Building Official/Fire Marshal for review. The applicant will need to adhere to CalFire Public Resources Code 4290/4291 for road standards. Less than Significant Impact.	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		This project will result in minimal increases in construction-related and use-related daily trips. Significant impacts are not anticipated. This project would not conflict with CEQA guidelines section 15064.3. The proposed use would not cause any improvements to Clover Valley Road. Less than Significant Impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2). No Impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed use will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. No Impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 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			See Response to Section V (a). Less than Significant Impact with mitigation measures CUL-1 to CUL-2 added.	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 California Native American tribe.		X			See Response to Section V (a). Less than Significant Impact with mitigation measures CUL-1 to CUL-2 added.	1, 3, 4, 5, 11, 14, 15
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. According to the applicant, the proposed use is anticipated to use approximately 3,677,400 Gallons Per Year. The existing well yields approximately 120 Gallons Per Minute which is approximately, 63,113,903 Gallons Per Year. The cannabis cultivation will minimize water use by using a drip irrigation system. The applicant does not propose relocation or construction of new expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects. Additionally, the applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less than Significant Impact.	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 project is served by an existing well. The well produces approximately 63,113,903 Gallons Per Year and the applicant proposes approximately 3,677,400 gallons to be used on an annual basis. The proposed water usage is approximately 5% percent of the existing well's full capacity. Additionally, the well will be required to have a meter to measure the amount of water pumped. The production well shall have a continuous water level monitor as required by Article 27 of the Lake County Zoning Ordinance. Therefore, there are no expected impacts to the water supply and availability to serve the project. Less Than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36, 37

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 project parcel is served by an existing septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less Than Significant Impact.	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		Lake County Transfer and Recycling Facility is the nearest existing landfill which can serve the site and has the sufficient capacity to accommodate the project's solid waste disposal needs. According to the applicant's proposal, the permittee will minimize solid waste generation by recycling plastic, paper, glass, metal, and electronics and composting organics. The waste collection frequency as described will be daily with bulky runs weekly to recycling as needed. Organic solid waste will be temporarily store outside then composted in the final disposal at the proposed composting bin. Less than Significant Impact.	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will compost the cannabis waste on site. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36
f) 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 specific mitigations. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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) Impair an adopted emergency response plan or emergency evacuation plan?			X		The subject site is accessed by private driveway off of Clover Valley Road (County Maintained Road). The property is located within the State Responsibility Area and the applicant shall adhere to all Federal, State, and Local agency requirements. The project is not anticipated to impair an adopted emergency response plan or emergency evacuation plan. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 fire rating of the site is 'Moderate' to 'High'. The slope of the cultivation site is relatively flat. While there are some trees and light vegetation located on the parcel (Used for Cultivation), the cultivation site is well maintained. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The site improvements are minimal. The site is very flat and has light vegetation (native grass). The existing driveway is Public Resources Code 4290/4291 compliant. According to the Lake County Building Division, the site is near compliance with Public Resources Code 4290/4291. The applicant will be required to provide all weather surfacing for the driveway, which can consist of a gravel surface. The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not 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 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from 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, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure. Less than Significant.	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 small chance of risks associated with post-fire slope runoff, instability or drainage changes given the flatness of the cultivation site. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes the cultivation of commercial cannabis in a previously disturbed area. 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 above. Less than Significant Impact with Mitigation Measures	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>Cultural Resources</u> , <u>Biological Resources</u> , <u>Geology & Soils</u> , <u>Hazards & Hazardous Materials</u> , <u>Hydrology/Water Quality</u> , <u>Noise</u> , and <u>Tribal Cultural Resources</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 cumulatively considerable environmental impacts. Less than Significant with Mitigation Incorporation	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 potential to result in adverse indirect or direct effects on human beings. In particular, <u>Air Quality</u> , <u>Biological Resources</u> , <u>Hazards & Hazardous Materials</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 Incorporation	All

* Impact Categories defined by CEQA

**Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake/Nice Area Plan
5. LC2400 Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by Jennifer Hawley Bio Consulting, dated March 9, 2020.
14. Cultural Resource Evaluation – John W. Parker, Ph.D., RPA, dated February 23, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Northshore Fire Protection District
38. Site Visit by Victor Fernandez – May 4, 2020