



## 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: February 03, 2020

### CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-15

1. **Project Title:** Jerusalem Grade Farms; Applicant – RMI Venture
2. **Permit Number:** Major Use Permit UP20-13  
Early Activation EA20-16  
Initial Study IS20-15
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):** 22644 Jerusalem Grade Rd., Middletown, CA 95461  
APN: 136-051-04
6. **Project Sponsor's Name/Address:** RMI Venture  
2143 Rachel Drive  
Santa Rosa, California 95401
7. **General Plan Designation:** Rural Lands and Resource Conservation
8. **Zoning:** "RL-WW": Rural Lands – Waterway Combining District
9. **Supervisor District:** District One (1)
10. **Flood Zone:** "D": Areas of undetermined, but possible, flood hazard area.
11. **Slope:** The proposed cultivation site is relatively flat with a few areas that are somewhat sloped.
12. **Fire Hazard Severity Zone:** SRA (CalFire); Moderate fire risk
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** +21.38 Total Acres

**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).**

Jerusalem Grade Farm (JGF) proposes to develop a commercial cannabis cultivation operation at 22644 Jerusalem Grade Road, Middletown, California further described as Assessor Parcel Number: 136-051-04. JGF is seeking approval of a Major Use Permit that is composed of one (1) A – Type 3 “Outdoor” License and one (1) Type 13 “Self-Transport Distribution” License. The total canopy area proposed is 43,560 square feet of canopy area, located within 45,560 square feet of cultivation area. The applicant proposes the cultivation method is via an above grade organic soil mixture in hardware cloth planting beds with drip irrigation systems. The proposed ancillary facilities include:

- One (1) 200 square foot storage shed.
- Two (2) 2,500-gallon water tanks.
- Four (4) 1,000-gallon water tanks (one being steel/fiberglass for State Responsibility Area fire suppression)
- One (1) 25’X50’ Processing Facility.

According to the applicant, agricultural chemicals associated with the cannabis cultivation (fertilizers, pesticides, and petroleum products) will be stored within the proposed storage area. The proposed processing building will contain cannabis processing activities such as drying, trimming, curing, and packaging. The project property currently contains an existing residence which is west of the proposed cultivation site.

The proposed parcel is approximately  $\pm 21.38$  acres in size and is zoned Rural Lands. The parcel is located approximately 6 miles to the East of the intersection of Highway 29 and Spruce Grove Road in Hidden Valley. The parcel is located within the 8-digit HU (Sub basin): Upper Putah Creek, Soda Creek Watershed (HUC10). Soda Creek (Class I watercourse) is located on the western border of the project parcel. The cannabis cultivation will be setback a minimum of 100 feet from the top of bank of water bodies. According to the applicant there will be no surface water diversions as part of the project.

The Project Property is accessed by a private driveway directly off of Jerusalem Grade Road which runs through the property. The access driveway begins at Jerusalem Grade road and leads to where the existing home is which will also be where the beginning of the cultivation site occurs. The access driveway to the proposed cultivation area will be approximately 503’ in length to the entrance of the cultivation site, with an approximate slope of 0-1%. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it and have 4 parking stalls (One ADA), as well as a hammerhead turnaround at the cultivation site 20’ wide and 60’ in length. Turnouts are not proposed due to the access driveway being proposed at 20’ wide, however according to the applicant if needed, turnouts will be at minimum 12 feet wide and 30 ft long, with a minimum 25 ft taper on each end, roughly every 400 ft. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance will be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever JGF personnel are not present. The gate will be secured with a heavy-duty chain,

commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved JGF managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 6 ft tall chain link fence with a privacy mesh screen and mounted with security cameras.

According to the application package, the proposed project will be fully organic with the supplements of both dry and liquid fertilizers. The proposed dry fertilizers include dry worm castings as well as chicken and Bat Guano. As for the liquid fertilizers, most of it will be coming from MaxSea and organic compost. The pesticides that will be used for the proposed project include citric acid oil and Sulphur, both at limited quantities during the growing months and only used when necessary. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed and will be stored separately in the secure storage shed in their original containers and used directed by the manufacturer. According to the applicant, all pesticides/fertilizers will be mixed on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in separate seal tight bins with a fitted lid and disposed of at the local solid waste facility within the county. Water soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using minimal quantities of product. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the storage area. According to the applicant, the processing facility will be installed and used for chemical storage when Jerusalem Grade Road meets Public Resources Code 4290/4291 road standards.

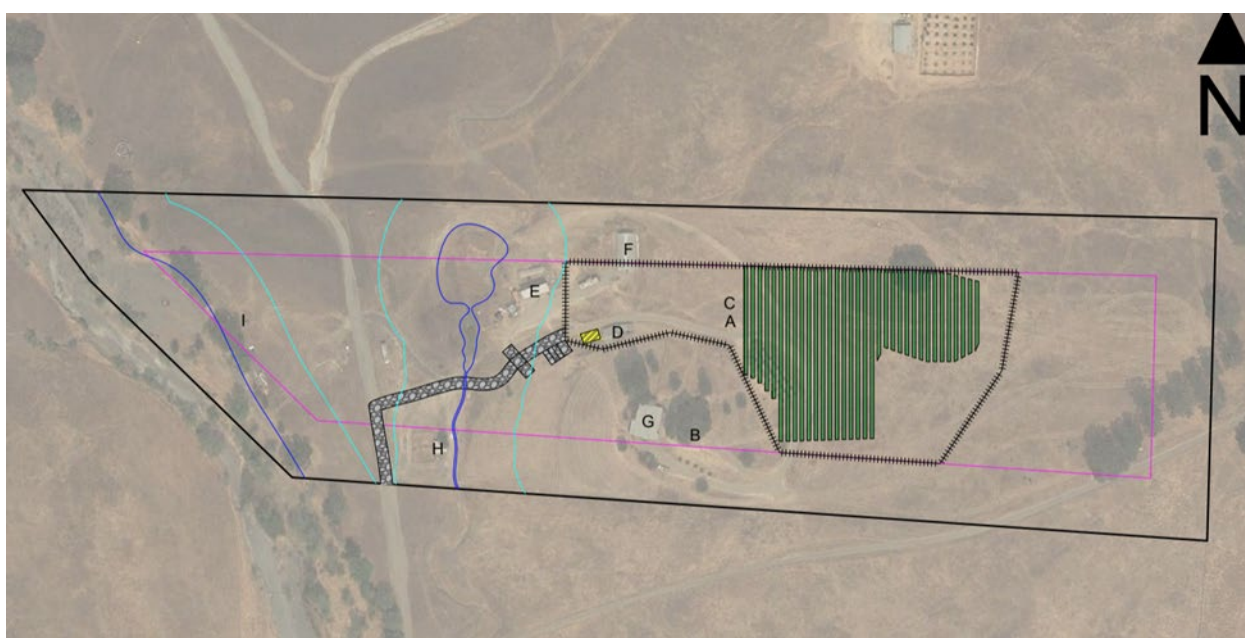
According to the applicant, the proposed cultivation operation will utilize drip irrigation systems to conserve water resources. The well located in the center of the parcel will be pumped above ground to the water storage tanks located adjacent to the cultivation area. From the well to the storage tanks JGF will utilize above ground water lines, which are a combination of PVC piping and black poly tubing. According to the application package, approximately 747,740 gallons will be used on an annual basis (please refer to section *X. HYDROLOGY AND WATER QUALITY* for additional details). According to the applicant, straw wattles are proposed around the western half of the cultivation area in order to reduce sediment erosion.

The project's core business hours of operation will take place between 8am-6pm with deliveries and pickups restricted to 9am-7pm Monday through Saturday and Sunday's from 12pm-5pm.

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

- Ground disturbing activities will take place over a 5-7 week period and take approximately 130 to 160 vehicle trips. Any grading for buildings will be under 500 cubic yards, which is the allowance for a building permit. The project proposes about 3 cubic yards of grading for some minor trenching, approximately 300 ft. long and 6" wide by 6" deep will be required to place irrigation lines in-ground, but the trench will be refilled and restored to prior condition.
- Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for the purpose of staging materials or equipment. Equipment will not be left in idle when not in use. Equipment includes common gardening and yard tools such as trimmers, lawn mowers, hand tools, etc.

- Water (from the existing onsite well) will be used to wet disturbed soils to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Friday between the hours of 7:00am and 7:00pm. Back-up beepers will be adjusted to the lowest allowable levels.
- All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state and federal regulations.



**Proposed Site Plan – Enlargement of Cultivation Area**

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

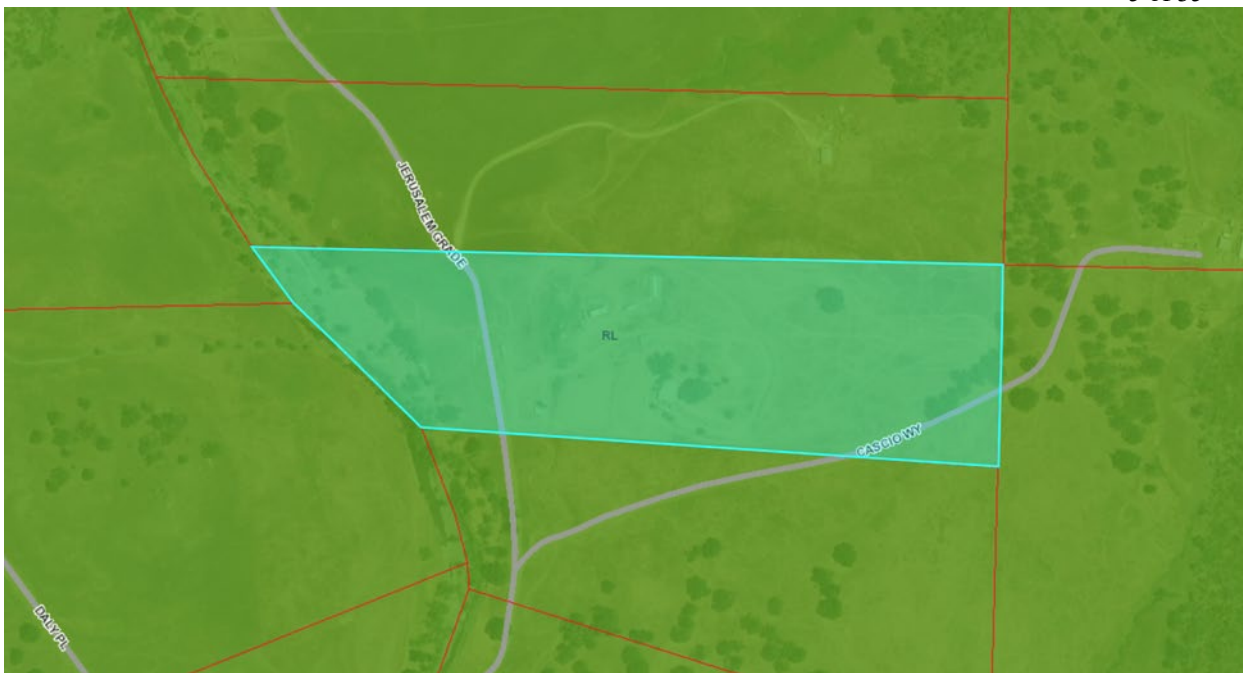
North: “RL” Rural Lands. Parcel sizes range from approximately 20 to 300 acres in size.

South: “RL” Rural Lands. Parcel sizes range from approximately 20 to greater than 100 acres in size.

East: “RL” Rural Lands. Parcel sizes range from approximately 115 to greater than 380 acres in size.

West: “RL” Rural Lands. Parcel sizes range from approximately 9 to greater than 100 acres in size.

The Project parcel is not within a Community Growth Boundary. The proposed cultivation site is approximately 3.1 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. Redwood Valley reviewed the project and deferred their comments to Middletown Rancheria. Middletown Rancheria reviewed the project and stated “*our Department is okay with the project moving forward, under the mutual understanding that the Tribe is contacted should there be any significant inadvertent discoveries.*” The California Historical Resources Information System comments dated March 5, 2020, stated there is moderate potential for unrecorded Native American resources to be within the proposed project area. Additionally, the applicant provided a Cultural Resource Evaluation dated December 17, 2019 created by Dr. John Parker. The Cultural Resource Evaluation concluded that there is no significant historic resources that were discovered within the project area.

## 19. ATTACHMENTS

- A- Site Plans
- B- Property Management Plan
- C- Biological Assessment
- D- 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"/> <b><u>Aesthetics</u></b>           | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>                            | <input type="checkbox"/> <u>Population / Housing</u>                                 |
| <input type="checkbox"/> <u>Agriculture &amp; Forestry</u>             | <input checked="" type="checkbox"/> <b><u>Hazards &amp; Hazardous Materials</u></b> | <input type="checkbox"/> <u>Public Services</u>                                      |
| <input checked="" type="checkbox"/> <b><u>Air Quality</u></b>          | <input checked="" type="checkbox"/> <b><u>Hydrology / Water Quality</u></b>         | <input type="checkbox"/> <u>Recreation</u>   |
| <input checked="" type="checkbox"/> <b><u>Biological Resources</u></b> | <input type="checkbox"/> <u>Land Use / Planning</u>                                 | <input checked="" type="checkbox"/> <b><u>Transportation</u></b>                     |
| <input checked="" type="checkbox"/> <b><u>Cultural Resources</u></b>   | <input type="checkbox"/> <u>Mineral Resources</u>                                   | <input checked="" type="checkbox"/> <b><u>Tribal Cultural Resources</u></b>          |
| <input checked="" type="checkbox"/> <b><u>Geology / Soils</u></b>      | <input checked="" type="checkbox"/> <b><u>Noise</u></b>                             | <input type="checkbox"/> <u>Utilities / Service Systems</u>                          |
| <input type="checkbox"/> <u>Wildfire</u>                               | <input type="checkbox"/> <u>Energy</u>  | <input checked="" type="checkbox"/> <b><u>Mandatory Findings of Significance</u></b> |

### 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: 02/03/2021

\_\_\_\_\_  
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.

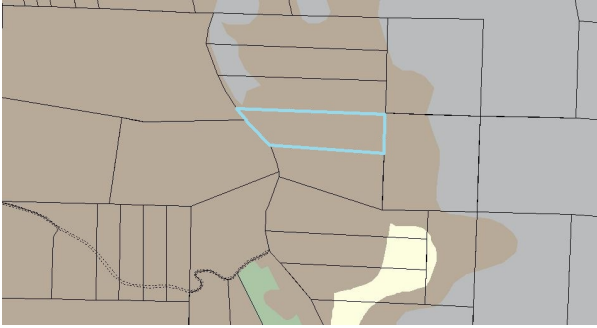
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain 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**
<b>I. AESTHETICS</b> <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located in a rural area that is accessed by a private driveway off of Jerusalem Grade Road. There are no scenic vistas on or adjacent to the subject site. The cultivation site can be seen from the private easement road and a few adjacent properties, however the general area is screened from public view due to the topography, vegetation, and distance from the public highway. Additionally, the cultivation area will be surrounded by fencing with privacy screening. Therefore, This	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**
					project is not anticipated to impact views of mountains, open views of undeveloped land, and/or other scenic vistas.  <b>Less than Significant Impact.</b>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		No rock outcroppings, or historic buildings were observed. The site is located approximately 6 miles from State Highway 29. In reference to the Lake County General Plan (2008), scenic viewpoints along roadways and multi-use trails should be provided where there are major views of specific features, such as Clear Lake, Mt. Konocti, or panoramic views of the country side. The cultivation site is located within Jerusalem Valley that only consists of a mountainous range and vacant land. However, the proposed project will not remove or damage the view of the mountainous terrain. There are multiple commercial cannabis cultivation permits that have been approved and are currently in the permitting process within the Jerusalem Valley area. Additionally the site is not visible from the highway, as there is existing vegetation, topography, and the project is distanced significantly from the highway. The project does not propose the removal of any trees.  <b>Less than Significant Impact.</b>	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		See response I(b). Additionally, the project is not located within an urbanized area and does not conflict with the applicable zoning and regulations governing scenic quality.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor cultivation operation. The following mitigation measures have been implemented that will reduce the impacts to less than significant:  <b>AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.</b>  <b>Less than Significant Impact with Mitigation Measure AES-1 added.</b>	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**
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The cultivation site is located in Jerusalem Valley and within an area designated as 'Grazing Land' in accordance with the current Lake County Important Farmland prepared by the State of California Department of Conservation Farmland Mapping and Monitoring Program. The cultivation of commercial cannabis will be outdoor above-ground in pots. The proposed use will not convert prime farmland, unique farmland, or farmland of statewide importance to a non-agricultural use.    <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
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 commercial cannabis is allowed in the 'RL' Rural Lands zoning district upon securing a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The proposed project does not conflict with the Williamson Act contract as it is not engaged in one  <b>Less than Significant Impact.</b>	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.  <b>No Impact.</b>	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.  <b>No Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
<b>III. AIR QUALITY</b> <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			<p>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 (Odor Control Plan). Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant.</p> <p><b>Less Than Significant with Mitigation Measures AQ-1 through AQ-7 added:</b></p> <p><b><u>AQ-1:</u></b> Prior to cultivation, the applicant shall submit an <b><u>Odor Control Plan</u></b> to the Community Development Department for review and approval, or review and revision.</p> <p><b><u>AQ-2:</u></b> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p><b><u>AQ-3:</u></b> 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><b><u>AQ-4:</u></b> 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><b><u>AQ-5:</u></b> 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><b><u>AQ-6:</u></b> 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>	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><b>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.</b></p> <p><b>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 Filtration System Plan to the Community Development Department for review of approval.</b></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. 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><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The proposed project is not anticipated to release significant amounts of pollutants. The nearest off-site residence is located approximately 355 feet from the cultivation site. In accordance with Article 27 of the Lake County Zoning Ordinance, the minimum setback requirement for commercial cannabis cultivation is 200 feet from off-site residences.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-7 incorporated.</b></p>	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			<p>Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is approximately 355 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, according to the applicant native vegetation will be maintained on the property to limit off-site odor drift. The future processing facility that will hold flowered cannabis plants will be equipped with fans and carbon filters/air scrubbers to prevent odors from leaving the premises during all processing phases. According to the applicant, all carbon filters/air scrubbers will be replaced each quarter. The applicant has proposed that fugitive dust will be controlled by wetting soils water spray and by delaying ground disturbance activities until site conditions are not windy, and by eliminating soil stockpiles. Additionally, the proposed cultivation will generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.) and from vehicular traffic associated with staff commuting. The outdoor cannabis cultivation will limit carbon dioxide emissions to a miniscule extent. Additionally, the access road's surface will need to be upgraded to an all-weather surface to satisfy Public Resources Code 4290/4291.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-7.</b></p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
<b>IV. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,		X			A Biological Assessment (Dated February 2, 2020), was prepared by Pinecrest Environmental Consulting for the project. The assessment indicates that no special-status plant species were observed during the surveys performed	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					<p>at the site in January 2020. No impacts are predicted for any of the State or Federal special-status plant species based on the lack of actual sightings, and lack of suitable habitat in the proposed cultivation activity areas. According to the assessment, activities are largely proposed to be limited to existing disturbed areas and will observe all required setbacks from jurisdictional watercourses. Additionally no vernal pools or serpentine outcrops that possess a high likelihood of containing special-status plant species in the proposed cultivation areas. The project site was previously heavily grazed, and the lack of native species and simplified species composition is characteristic of site that have been grazed for many decades. There is one unnamed seasonal Class II/III watercourse onsite with several in-stream potential wetlands. A perennial Class I reach of Soda Creek also runs along the western parcel boundary. The Class II/III watercourse is briefly impounded behind a historic check dam, and creates an approximately 0.15 ac shallow reservoir that also contains wetland vegetation. After exiting the parcel, the unnamed Class II watercourse flows south for 1,000 feet before the confluence with Soda Creek. Soda Creek is a perennial Class I watercourse and flows south for another 0.9 miles before the confluence with Putah Creek.</p> <p>While no special-status animal species were observed, there is a suitable estivation and/or breeding habitat onsite for Foothill yellow-legged frog in the unnamed Class II watercourse and associated potential wetlands. According to the assessment, the occurrence of the Foothill yellow-legged frog is 1.3 miles to the east in Salt Creek, and there are also occurrences nearby in Soda Creek and also Putah Creek. The project is setback a minimum of 100 feet from the class II watercourse and the applicant has implemented Best Management Practices (BMPs) which consists of using straw wattles around the cultivation site to reduce sediment movement from the cultivation site and will maintain natural vegetation buffers between the creeks/drainages and the cultivation site.</p> <p>According to the assessment, no impacts are predicted for sediment discharge to watercourses or wetlands due to the location of proposed cultivation areas outside of required setbacks from watercourses and wetlands.</p> <p>Additionally, the biologist submitted a Memorandum dated January 28, 2021 that concludes that an additional spring survey is not required because the proposed activity areas were all previously disturbed at the time of the biologists site visit. Most of the area proposed for cultivation activities are either rocked with gravel or have been previously cleared of vegetation and used for industrial purposes or as a staging area for past onsite construction activities. Therefore, the biologist concluded that a follow-up visit in the spring would not yield any different results. Additionally, the Memorandum concluded that there are no ponds or other slow water features onsite that are suitable habitat for the California Red-Legged Frog (CRLF), thus there is no likelihood of occurrence onsite. The seasonal reach of Soda Creek that passes through the parcel is not</p>	31, 32, 33, 34

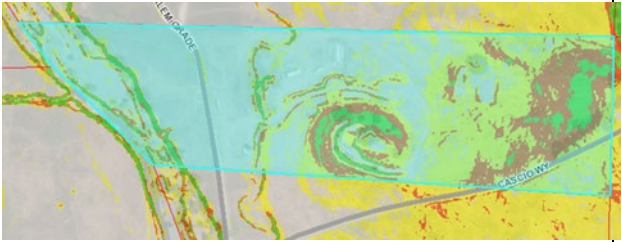
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>suitable habitat for CRLF, which requires ponds. The only known occurrences are near Cobb between 1945 and 1961. Thus the biologist determined the conclusions remain the same.</p> <p>The following mitigation measures have been implemented to reduce the impacts to less than significant:</p> <p><b>BIO-1: Roadways and all exposed soil surfaces shall be maintained vegetated at all at all times using native species mixes from local genotypes only.</b></p> <p><b>BIO-2: The applicant shall not impact any amphibians observed onsite including frogs or salamanders or turtles, and all animals shall be allowed to leave work areas on their own and shall not be harmed or harassed in any way.</b></p> <p><b>BIO-3: To avoid potential impacts to Yellow-Legged Frog and/or Western Pond Turtle, work within the channel shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15). Construction activities may begin sooner if flows have ceased and the channel is dry which usually occurs mid to late June. Any work within or near the or riparian habitat of a creek shall be immediately preceded by a site inspection of the channel by a qualified biologist with a valid CDFW collecting permits for Yellow-Legged Frog and/or Western Pond Turtle.</b></p> <p><b>BIO-4: All construction activities within any stream channel area for the <u>Yellow-Legged Frog and/or Western Pond Turtle</u> shall occur after August 15 but before the onset of winter rains and the end of grading season (October 15 or if the following compensatory mitigation measures below has been completed:</b></p> <ul style="list-style-type: none"> <li>• All aquatic habitats shall remain undisturbed.</li> <li>• Said disturbance shall be held to the minimal amount of time necessary to accomplish the required task and a qualified biologist with a valid California Department of Fish and Wildlife Collecting Permit shall be onsite during each day of the active channel disturbance.</li> </ul> <p><b>In the event that work must occur within the active channel between April 1 and June 15, all construction activities shall be performed in as few events as possible and all required materials, including any equipment shall be onsite prior to the vent in order to avoid delays which would prolong the disturbance period.</b></p> <p><b>BIO-5: Prior to any ground disturbance, all workers shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring in the project area., No groundbreaking activities will occur during rain events, defined as ¼ inch of rain falling within a 24-hour period. Activities may occur 24 hours after the end of the rain event</b></p> <p><b>BIO-6: Prior to commencement of activities within the bed or bank of the creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>such permit shall be adhered to throughout the course of the project to reduce the impact to a less than significant level.</p> <p><b>BIO-7: Prior to commencement of activities within possible waters of the US, the Army Corps of Engineers shall be notified and any necessary permits shall be obtained in conjunction with Section 404 of the Clean Water Act. Additionally, a Water Quality Certification shall be obtained from the Central Valley Regional Water Quality Control Board.</b></p> <p><b>Less Than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></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?		X			<p>The Biological Assessment states that all potential biological impacts can be mitigated using Protection measures as stated in Section IV (a). The project is setback a minimum of 100 feet from the class II watercourse and the applicant has implemented Best Management Practices (BMPs) which consists of using straw wattles around the cultivation site to reduce sediment movement from the cultivation site and will maintain natural vegetation buffers between the creeks/drainages and the cultivation site.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			<p>According to the Biological Assessment (Dated February 2, 2020), that was prepared by Pinecrest Environmental Consulting for the project, there are potential wetlands on the project parcel. However, no impacts are predicted for sediment discharge to watercourses or wetlands due to the location of proposed cultivation areas outside of required setbacks from watercourses and wetlands. Additionally, the applicant proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect creeks and drainages.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-7 added.</b></p>	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		<p>The Biological Assessment provided states that there are two Watercourses on the property, a class one and a class two. However, there were no impacts expected to occur to the drainages and no special status species were observed.</p> <p><b>Less than Significant Impact.</b></p>	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		<p>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.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 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**
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		The proposed use will not conflict with an adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional or state habitat conservation plans associated with this site.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resource Evaluation was prepared on December 17, 2019 by Dr. John Parker, Ph.D., RPA. According to the Cultural Resource Evaluation, the purpose of the investigation was to locate, describe, and evaluate any archaeological or historical resources that may be present in the area. The background research indicated that no prehistoric sites had been recorded within 1 mile of the project area. According to the Cultural Resource Evaluation, the field inspection discovered a historic material that is not considered 'significant' cultural resource as defined in the Public Resources Code. No other historic or prehistoric cultural materials or features were discovered during the field inspection.</p> <p>Additionally, notification of the project was sent to local tribes. Redwood Valley reviewed the project and deferred their comments to Middletown Rancheria. Middletown Rancheria reviewed the project and stated that the Tribe is comfortable with the project moving forward.</p> <p>The following mitigation measures have been added to reduce the potential impacts to less than significant:</p> <p><b><u>CUL-1:</u> Boundaries of archaeological sites shall be identified and fenced off to assure the site will not be impacted during ground disturbance.</b></p> <p><b><u>CUL-2:</u> Ground disturbing development activities within the immediate vicinity of the archaeological sites shall be monitored by a Native American observer and archaeologist.</b></p> <p><b><u>CUL-3:</u> Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within one hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law.</b></p> <p><b><u>CUL-4:</u> The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development</b></p>	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>Department if any human remains are encountered.</p> <p><b>CUL-5:</b> Prior to initial ground disturbance, the applicant and the Tribe shall coordinate and jointly select a Tribal Cultural Advisor designated by the Tribe to facilitate mitigation measures related to tribal cultural resources of the Project in coordination with the applicant.</p> <p><b>CUL-6:</b> All ground disturbing activities occurring in conjunction with the project or within the Project Area shall be monitored by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined with the Tribal Cultural Advisor. If the project Tribal Cultural Advisor advises that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot- checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries as detailed in CUL-3.</p> <p><b>CUL-7:</b> All on-site personnel of the project shall receive resource sensitivity training as advised by the project Tribal Cultural Advisor prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.</p> <p><b>CUL-8:</b> The Project applicant-must meet and confer with the Tribe, at least twenty (20) days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project.</p> <p><b>Less than Significant with Mitigation Measures CUL-1 through CUL-8 added.</b></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.</p> <p><b>Less than Significant Impact.</b></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><b>Less than Significant with Mitigation Measures CUL-1 through CUL-8 added.</b></p>	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**
<b>VI. ENERGY</b> <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		The proposed project will not require a high amount of electricity, as they will be cultivating outdoor using all-natural sunlight. All electricity needed for the project at this time will be supplied from PG&E through the future building permit for the processing facilities and the security system. The proposed project is proposing to be supplied power through PG&E and will propose backup generators to be used in emergency situations. The overall power usage of this facility is minimal.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
<b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  ii) Strong seismic ground shaking?  iii) Seismic-related ground failure, including liquefaction?  iv) Landslides?			X		<p><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> <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 style="text-align: center;"><b><u>Slope Map of Subject Site</u></b></p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:  • <b>Bally-Phipps Complex (107):</b> 15% to 30% percent slopes. This soil is very deep and well drained.	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>Permeability of the soil is slow and water capacity is 5 to 7 inches. Surface runoff is rapid and the hazard of erosion is moderate.</p> <ul style="list-style-type: none"> <li>• <b>Maxwell Clay Loam (165):</b> 2% to 8% percent slopes. This soil is very deep, somewhat poorly drained soil is in basins and on basin rims. Permeability of the soil is very slow and water capacity is 6.5 to 9.5 inches. Surface runoff is medium and the hazard of erosion is moderate.</li> <li>• <b>Maxwell Clay Loam (164):</b> 0% to 2% percent slopes. This soil is very deep, somewhat poorly drained and is in basins. Permeability of the soil is very slow and water capacity is 6.5 to 9.5 inches. Surface runoff is slow and hazard of erosion is slight.</li> </ul> <p>Standard mitigation measures will be implemented to ensure impacts from potential erosion are minimized.</p> <p>If greater than (500) cubic yards of soils are moved, a <i>Grading Permit</i> 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><b>Less Than Significant with mitigation measures GEO-1 through GEO-3:</b></p> <p><b>GEO-1:</b> 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, 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><b>GEO-2:</b> 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><b>GEO-3:</b> 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>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the 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.  <b>Less Than Significant Impact.</b>	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		The soil on the cultivation area is type 165 which is very deep, and somewhat poorly drained. The soil has a high shrink-swell potential. The high shrink-swell potential of the soil should be considered when designing and constructing foundations, concrete structures, and paved areas. The proposed operation will consist of above ground in pots cannabis cultivation. Therefore, it is not anticipated that the project would cause substantial direct or indirect risk to life or property as grading is not proposed at this time.  <b>Less Than Significant Impact.</b>	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		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.  <b>Less Than Significant Impact.</b>	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		There are no unique paleontological or geologic features on the site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction activities will occur on the site (construction of security fence and storage area), and there are minimal gasses that could result from outdoor cultivation activities. The processing facility will be equipped with airborne particulate carbon filters. The operation can potentially generate carbon dioxide minimally from vehicle trips for employees . However, 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.  <b>Less than Significant.</b>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	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.  <b>No Impact.</b>	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>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <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>Materials associated with the cultivation of commercial cannabis could be considered hazardous if released into the environment. This proposed project will use organic pest control and fertilizers, which will limit potential environmental hazards that could otherwise result. All fertilizers, pesticides, and other hazardous materials are proposed to be stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Additionally, according to the applicant all products including: chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their original containers. All fertilizers/nutrients and pesticides, when not in use, are stored in their original containers and undercover inside the proposed storage shed. Petroleum products are store under cover and in State of California-approved containers with secondary containment and will be stored within the storage shed. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the existing residence. Spill containment and cleanup equipment will be maintained within the secure residence as well. According to the applicant, all employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products will take place on gravel and within secondary containment to reduce chances of spill. Additionally, the pesticides and fertilizers will be located a minimum of 100 feet from all surface water, which includes the unnamed seasonal creeks identified on the property.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>To ensure impacts related to the transportation and storage of hazardous materials, particularly to water features, are minimized, the following mitigation measures will be implemented.</p> <p><b>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</b></p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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><b>HAZ-2:</b> 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> <p><b>HAZ- 3:</b> 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><b>Less Than Significant with mitigation measures HAZ-1 through HAZ-3.</b></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). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil.</p> <p><b>Less than Significant with mitigation measures HAZ-1 through HAZ-3.</b></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><b>No Impact.</b></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><b>Less Than Significant Impact.</b></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><b>No Impact.</b></p>	1, 3, 4, 5, 20, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																																																					
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan.  <b>No Impact.</b>	1, 3, 4, 5, 20, 22, 35, 37																																																					
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The parcel is mapped as Moderate 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.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 20, 35, 37																																																					
<b>X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>																																																											
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project parcel is 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.  <b>Less than Significant.</b>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34																																																					
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			<p>According to the applicant, the project site is equipped with an existing well. The existing well has an estimated yield of 100 Gallons Per Minute as per the Well Completion Report from the State of California Department of Water Resources. The water will pumped and stored in four (4) 1,000-gallon water tanks located through belowground irrigation lines. Water will then go to the plants using a drip irrigation system. The water lines proposed are a combination of PVC piping, black poly tubing, and drip lines. According to the applicant the water tanks will be equipped with float valves to prevent overflow and runoff of irrigation water when full.</p> <p>According to the Property Management Plan, the applicant estimates 747,740 Gallons Per Year to be used for the Outdoor Commercial Cannabis Operation. With the existing well producing approximately 100 Gallons Per Minute, the estimated yield (Gallons Per Year) is approximately 63,163,864 Gallons Per Year. The applicant will be utilizing approximately 1.1% percent of the full well's capacity.</p> <p>Additionally, the applicant's Property Management Plan provided the table below in regards to Water Use:</p> <table border="1" data-bbox="769 1457 1284 1717"> <thead> <tr> <th colspan="3">Total Project Water Use Estimates*</th> </tr> <tr> <th>Inches</th> <th>Gallons</th> <th>Acre Feet</th> </tr> </thead> <tbody> <tr> <td>20-25 (best case scenario)</td> <td>543,084 --- 678,855</td> <td>1.67 --- 2.08</td> </tr> <tr> <td>25-30 (likely scenario)</td> <td>678,855 --- 814,626</td> <td>2.08 --- 2.5</td> </tr> <tr> <td>30-35 (worst case scenario)</td> <td>814,626 --- 950,397</td> <td>2.5 --- 2.92</td> </tr> <tr> <td colspan="3" style="text-align: center;">Estimated Water Use Total for Project*</td> </tr> <tr> <td><b>27.5 (average)</b></td> <td><b>746,740*</b></td> <td><b>2.29</b></td> </tr> </tbody> </table> <table border="1" data-bbox="750 1745 1304 1906"> <thead> <tr> <th colspan="8">Monthly Water Use Estimates</th> </tr> <tr> <th>April</th> <th>May</th> <th>June</th> <th>July</th> <th>Aug</th> <th>Sept</th> <th>Oct</th> <th>Nov</th> </tr> </thead> <tbody> <tr> <td>46,498</td> <td>89,621</td> <td>108,449</td> <td>123,949</td> <td>123,949</td> <td>123,949</td> <td>89,621</td> <td>30,999</td> </tr> <tr> <td>.14</td> <td>.29</td> <td>.33</td> <td>.38</td> <td>.38</td> <td>.38</td> <td>.29</td> <td>.08</td> </tr> </tbody> </table>	Total Project Water Use Estimates*			Inches	Gallons	Acre Feet	20-25 (best case scenario)	543,084 --- 678,855	1.67 --- 2.08	25-30 (likely scenario)	678,855 --- 814,626	2.08 --- 2.5	30-35 (worst case scenario)	814,626 --- 950,397	2.5 --- 2.92	Estimated Water Use Total for Project*			<b>27.5 (average)</b>	<b>746,740*</b>	<b>2.29</b>	Monthly Water Use Estimates								April	May	June	July	Aug	Sept	Oct	Nov	46,498	89,621	108,449	123,949	123,949	123,949	89,621	30,999	.14	.29	.33	.38	.38	.38	.29	.08	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
Total Project Water Use Estimates*																																																											
Inches	Gallons	Acre Feet																																																									
20-25 (best case scenario)	543,084 --- 678,855	1.67 --- 2.08																																																									
25-30 (likely scenario)	678,855 --- 814,626	2.08 --- 2.5																																																									
30-35 (worst case scenario)	814,626 --- 950,397	2.5 --- 2.92																																																									
Estimated Water Use Total for Project*																																																											
<b>27.5 (average)</b>	<b>746,740*</b>	<b>2.29</b>																																																									
Monthly Water Use Estimates																																																											
April	May	June	July	Aug	Sept	Oct	Nov																																																				
46,498	89,621	108,449	123,949	123,949	123,949	89,621	30,999																																																				
.14	.29	.33	.38	.38	.38	.29	.08																																																				

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>To ensure impacts related to the hydrology and water quality are minimized, the following mitigation measures will be implemented.</p> <p><b>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 all surface water.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>Less than significant with mitigation measure HYD-1 through HYD-3 added.</b></p>	
<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> <p>i) Result in substantial erosion or siltation on- or off-site;</p> <p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>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;</p> <p>iv) Impede or redirect flood flows?</p>		X			<p>According to County GIS data and the Biological Assessment, there is one unnamed seasonal Class II/III watercourse onsite with several in-stream potential wetlands. A perennial Class I reach of Soda Creek also runs along the western parcel boundary. The Class II/III watercourse is briefly impounded behind a historic check dam, and creates an approximately 0.15 ac shallow reservoir that also contains wetland vegetation. After exiting the parcel, the unnamed Class II watercourse flows south for 1,000 feet before the confluence with Soda Creek. Soda Creek is a perennial Class I watercourse and flows south for another 0.9 miles before the confluence with Putah Creek. The cultivation site has a minimum 100' foot setback from all waterbodies and waterways.</p> <p>Additionally, the applicant has provided the following water conservation Best Management Practices techniques to help conserve water over the duration of the project:</p> <ul style="list-style-type: none"> <li>• A visual monitoring inspection program will be implemented to check the following, at minimum frequency of before each rain event.</li> <li>• All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.</li> <li>• Jerusalem Grade Farm will use drip lines for water delivery to the plants in order to efficiently and effectively irrigate.</li> </ul>	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**
					<ul style="list-style-type: none"> <li>The areas inside the cultivation area without ground cover will be applied with mulch to conserve soil moisture within the grow area.</li> <li>An inline water meter will be installed on the dripline supply line as well as the water storage tanks in order to accurately determine where and how much water is being used. Staff will record and log all data in order to be reviewed annually to see the projects water use.</li> </ul>  <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>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><b>Less than significant with mitigation measure HYD-1 through HYD-3, GEO-1 through GEO-3, and HAZ-1 through HAZ-3 added.</b></p>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p><b>Less than Significant.</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		<p>See response to X (c)(d) above.</p> <p><b>Less than Significant.</b></p>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) 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 Jerusalem Grade 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 3.1 miles west from the cultivation site.  <b>Less than Significant Impact.</b>	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 Middletown 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 and Waterway District. In addition, Commercial Cannabis Cultivation is an allowable use in the Rural Lands zoning district upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance.  <b>Less than Significant.</b>	1, 3, 4, 5, 20, 21, 22, 27, 28
<b>XII. MINERAL RESOURCES</b> <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.  <b>No Impact.</b>	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 Middletown Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.  <b>No Impact.</b>	1, 3, 4, 5, 26
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. However, mitigation measures will decrease these noise levels to an acceptable level.  <b>NOI-1: 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.</b>  <b>NOI -2: 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.</b>  <b>NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to</b>	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>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.</b></p> <p><b>Less than Significant with Mitigation Measures NOI-1 through NOI-3 added.</b></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><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 13
<b>XIV. POPULATION AND HOUSING</b> <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><b>Less than Significant Impact.</b></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><b>No Impact.</b></p>	1, 3, 4, 5
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	<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. Additionally, the project was reviewed by the Lake County Sheriff's Office, Cal Fire, and the Local Fire Districts and no adverse comments were received.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
<b>XVI. RECREATION</b> <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	<p>The project will not have any impacts on existing parks or other recreational facilities.</p> <p><b>No Impact.</b></p>	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	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVII. TRANSPORTATION</b> <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			<p>The proposed project is accessible from a private driveway off Jerusalem Grade Road (Partially Maintained). 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. Daily employee trips are anticipated to be between 4 and 8 trips.</p> <p>To ensure impacts related to the transportation and road standards are minimized, the following mitigation measures will be implemented.</p> <p><b><u>TRANS-1:</u> Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.</b></p> <p><b><u>TRANS-2:</u> Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.</b></p> <p><b>Less than Significant Impact with mitigation measure TRANS-1 and TRANS-2 incorporated.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>According to the applicant, construction is anticipated to take approximately 5-7 weeks. Construction can potentially generate 130-160 vehicle trips and in addition 4-8 vehicle trips are anticipated to be generated by employees. This project would not conflict with CEQA guidelines section 15064.3.</p> <p><b>Less than Significant Impact.</b></p>	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	<p>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).</p> <p><b>No Impact.</b></p>	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**
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			<p>A 10-foot wide bridge is used to cross to the project site. The proposed project itself will not substantially increase hazards to the bridge directly. However, due to potentially high traffic flow and commercial cannabis cultivators using the bridge to cross the project sites may substantially increase hazards to the public utilizing the bridge through cumulative effects. In addition, adjacent to bridge is an underpass crossing Soda Creek. The applicant and landowners utilizing the bridge and shared access roads propose to upgrade the bridge and access road, however, the timeframe of this proposal is unknown at this time. The bridge and access road will have to be upgraded to meet California Fire and Forestry State Responsibility Area Standards (Public Resources Code 4290/4291).</p>  <p><b>Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-3.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?		X			<p>As proposed, this project will not have direct impact on existing emergency access on its own. The property and cultivation site access is proposed to meet SRA fire regulations to improve and provide emergency access. The applicant must widen the internal access road to the cultivation site to 20-foot wide, gravel, and must meet 75,000 lbs. load capacity where culverts and bridges is present. It is possible upon inspection that the private easement road also will need to be widened to 20' and graveled to a 75,000 load capacity. The emergency access can only improve with implementation of this project. See response in section XVII (c).</p> <p><b>Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-3.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>						
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			<p>The applicant has undertaken a Cultural Resource Study. The findings yielded no significant historical, cultural, or tribal resources. See Response to Section V (a).</p> <p><b>Less than Significant Impact with mitigation measures CUL-1 to CUL-8 added.</b></p>	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial		X			<p>There are no mapped significant resources that are on or adjacent to the site. See response for section V (a).</p>	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**
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.					<b>Less than Significant Impact with mitigation measures CUL-1 to CUL-8 added.</b>	
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <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 applicants Property Management Plan, the applicant estimates 747,740 Gallons Per Year to be used for the outdoor commercial cannabis operation. With the existing well producing approximately 100 Gallons Per Minute, the estimated yield (Gallons Per Year) is approximately 63,163,864 Gallons Per Year. The applicant will be utilizing approximately 1.1% percent of the full well's capacity.  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.  <b>Less than Significant Impact.</b>	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 proposed water usage is approximately 1.1% 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.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The project parcel is currently served by a permitted on-site septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		According to the applicant, it is estimated that 1,000 lbs. of vegetative waste will be generated on an annual basis. The applicant proposes to reduce waste and recycle nutrients. All vegetative waste will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. All solid waste will be stored in bins with secure fitting lids until being disposed at the waste facility. The project is not anticipated to generate solid waste in excess of State or local standards in excess of the capacity of local infrastructure.  <b>Less than Significant Impact.</b>	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 or chip and spread.  <b>Less than Significant Impact.</b>	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.  <b>Less than Significant Impact.</b>	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**
<b>XX. WILDFIRE</b> <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		<p>The subject site is accessed off of Jerusalem Grade Road. The property is located within the State Responsibility Area (SRA) and is in moderate fire hazard severity zone. The site is relatively flat with some portions that are slightly sloped. However, SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. According to the applicant, the access road will be graveled to support a 75,000 lbs load as well as be a minimum of 20' wide. A steel or fiberglass fire suppression water tank will be located at the cultivation site. 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.</p> <p>Additionally, the project was reviewed by Cal Fire and the local Fire Districts and no adverse comments were received.</p> <p><b>Less than Significant Impact.</b></p>	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		<p>See section XX (a) above The fire rating of the site is Moderate. The slope of the cultivation site is relatively flat. While there are some light vegetation located on the parcel, the cultivation site is well maintained. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads.</p> <p><b>Less than Significant Impact.</b></p>	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**
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			<p>The site improvements are minimal. The site is relatively 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.</p> <p>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.</p> <p><b>Less than Significant.</b></p>	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		<p>There is small chance of risks associated with post-fire slope runoff, instability or drainage changes given the flatness of the cultivation site.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
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			<p>The project proposes a cultivation of commercial cannabis in an open somewhat previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p> <p><b>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-3 and CUL-1 through CUL-8.</b></p>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 &amp; Soils</u> , <u>Hazards &amp; Hazardous Materials</u> , <u>Hydrology/Water Quality</u> , <u>Noise</u> , <u>Transportation</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.	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 &amp; 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.	All

\* Impact Categories defined by CEQA

\*\*Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. RMI Venture 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](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 Pinecrest Environmental Consulting, dated February 2, 2020.
14. Cultural Resource Evaluation – John W. Parker, Ph.D., RPA, dated December 17, 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan

21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Northshore Fire Protection District
38. Site Visit by Victor Fernandez – April 29, 2020