



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: January 04, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-69

1. **Project Title:** Grizzly Ranch, LLC (Tommy Harwood)
2. **Permit Number:** Minor Use Permit MUP20-12
Early Activation EA20-76
Initial Study IS20-69
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):** 8445 State Highway 175, Kelseyville, CA 95451
 - **Cultivation Site** – (Approx. 116 acres)
 - **APN: 009-022-67**9060 Bottle Rock Road, Kelseyville, CA 95451
 - Clustering Only – (Approx. 25 acres)
 - APNs: 011-055-219020 Bottle Rock Road, Kelseyville, CA 95451
 - Clustering Only – (Approx. 40 acres)
 - APNs: 011-055-20
6. **Project Sponsor's Name/Address:** Grizzly Ranch, LLC
P.O Box 610
Redway, California 95560
7. **General Plan Designation:** Rural Lands - Agriculture
8. **Zoning:** **009-022-67**
 - “APZ-B3-SC-WW”: Agricultural Preserve District-Special Lot Size/Density-Scenic Combining District-Waterway Combining District**011-055-20**
 - “APZ-B3”: Agricultural Preserve District-Special Lot Size/Density.

011-055-21

- “RL-B5-SC”: Rural Lands-Special Lot Size/Density-Scenic Combining District.

- 9. Supervisor District:** District Five (5)
- 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); High Fire Risk
- 13. Earthquake Fault Zone:** None
- 14. Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
- 15. Parcel Size:** +181.00 Total Acres Combined
- 16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

The applicant is requesting approval of a Minor Use Permit (MUP 20-12) with an Environmental Analysis (Initial Study, IS 20-69) for up to **nine (9) M – Type 2B “Small Mixed Light” licensed to allow up to 90,000 square feet (10,000 square feet for each license)** of indoor cannabis cultivation canopy using light deprivation and/or artificial lighting below a rate of twenty-five (25) watts per square foot and a **Type 13 Cannabis Distributor Transport Only, Self-distribution License**. The operation would operate year-around.

The cannabis cultivation would occur within **fifty-seven (57) - 2, 000 square foot engineered greenhouses equipped with air filtration systems and black out film to reduce odors and lighting impacts to the surrounding area, including the dark skies.**

The cumulative square footage of the **fifty-seven (57) green houses would be 114,000 square foot but the cannabis cultivation canopy would total 90,000 square feet (the allowable canopy area per the nine (9) M – Type 2B “Small Mixed Light” licensed to allow up to 90,000 square feet of cannabis cultivation canopy)**. The remaining square footage within the engineered greenhouses would consist of walkways, and similar areas to allow for adequate space when maintaining the operations and/or bringing in equipment to assist with the cultivation.

The operation will be tying into the PG&E Electrical Grid by obtaining the necessary permits prior to installation/operation. In addition to tying into the electrical grid, the applicant may install ground mount solar in the near future to lessen the amount of energy used from the electrical grid and to have as an alternate energy backup if a power outage were to occur, such as Public Safety Power Shutoff (PSPS) or be completely off grid.

All infrastructure for the operation would be developed within a previously disturbed area that has been used for cattle grazing/hay cultivation since the late 1800’s, and in areas where dense vegetation was removed to grade (*no ground disturbance occurred – all vegetation was cut flush to natural grade*) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety

clearing) and a LE5 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes.

The cultivation area would be secured within a six to eight-foot wire fence, with cemented post on 6-8-foot intervals, with privacy mesh to screen the developed areas from view. Additionally, supporting infrastructure would include storage sheds, water tanks, greenhouses for immature cannabis plants, water tanks/co-feeding tanks and processing structures for cannabis cultivations [Article 68 (Definitions) of the Lake County Zoning Ordinance fines “Cannabis cultivation as any activity involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants”]. The supporting infrastructure includes the following: [Please Note: No manufacturing/extraction of cannabis or cannabis by-products will occur onsite].

- Five (5) – 5,000 square foot processing structures (25,000 SQFT cumulative) for the onsite drying, grading, curing, or trimming of all cannabis plants as defined above.
- Twelve (12) – 2,000 square engineered greenhouses equipped with air filtration systems and blackout film to house all **immature cannabis plants**. Once the cannabis plants have reached maturity, they would be transferred to the cultivation greenhouses (24,000 SQFT cumulative).
- Fifty-seven (57) co-feeding water/ mixing tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used for watering and to prepare the appropriate nutrient mix for the cannabis plants.
- Fifteen (15) – 10,000-gallon water storage tanks (*total water storage 150,000 gallon*). Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water. The water would be pump via under piping to the co-feeding tanks.
- Five (5) – 120 square foot storage sheds (600 SQFT cumulative). The storage sheds would store fertilizers, pesticides, tools, equipment and other tools necessary for maintaining the operation/project parcels.

PROJECTED WATER USAGE:

The cannabis will be grown in above ground pots/boxes within the engineered greenhouses equipped with air filtration system and a black out film. The cannabis plants will be irrigated at agronomic rates via drip irrigation system.

The operation will use mulch and water during the morning or late afternoon/early evenings when temperatures are cooler to minimize evaporative loss. The cannabis plants will be hand watered after every top dressing, which is applied three (3) times per crop run/rotation (*may be more depending on weather conditions*).

During cultivation, the cannabis pants will receive nutrients approximately once to twice per week throughout the growing season. Nutrients are mixed in co-feeding tanks with a release valve on

the underside of the tanks to completely flush residual nutrients which are then re-mixed and reused in subsequent feedings.

The operation will draw water from an approved well through the Lake County Department. The well process greater than 35 gallons per minute. The water will then be pump from the well through underground piping to the **fifteen (15) – 10,000-gallon water storage tanks (total water storage 150,000 gallon)**. Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water, if necessary. The water will then be diverted through underground piping to the cultivation area to the **fifty-seven (57) co-feeding tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used to water and/or prepare the appropriate nutrient mix for the cannabis plants.** The water would be then pump through the drip line irrigation system to the cannabis plants.

The operation anticipates using approximately **441.75 gallons of water per day** for the mixed light cultivation, which is approximately **161,238.75 gallons annually**. *(The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance)*

FERTILIZERS: Fertilizers are stored in the storage sheds on the property within the 120 square foot sheds. Covered stations, with appropriate side protection are also located in the cultivation areas for fertilizers that are in constant use. Fertilizers are applied per labels and applied at agronomic rates. Applicant will follow the pesticide use protocols as stated above for fertilizer applications. Reactive fertilizers are stored separately from pesticides or other reactive chemicals. Material safety data sheets (MSDS) are properly posted in all storage areas and at cultivation sites.

SOIL AMENDMENTS: Soil amendments are not stored on site but rather are brought on site and used as necessary. Applicant will follow use protocols as outlined in the pesticide protocols section. A list of soil amendments and fertilizers are attached hereto.

PESTICIDES: The operation does not use any chemical pesticides or herbicides. The operation employs an integrated pest management system that employs bio-pesticides and predator attractant plants to eliminate the need for conventional pesticides. If needed in the future, pesticides will be stored in storage sheds equipped with impermeable floor surfaces in secondary containment totes to prevent leaching into ground water or percolating to receiving waters. Approved spill proof containers with appropriate warning and information labels will be used to transport pesticides to and from cultivation areas. The operation will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.

All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.

Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.

In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations

PROCESSING PLAN: Applicant will be processing (*onsite drying, curing, grading, and trimming of cannabis plants*) **within five (5) – 5,000 square foot structures, for a total of 25,000 square feet.** [According to Article 68 – Definitions of the Lake County Zoning Ordinance, “Cannabis cultivation is any activity involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants”. No manufacturing/extraction of cannabis or cannabis by-products will occur onsite].

Once the cannabis has been prepped for transportation, the applicant, or one of their employees will transport the cannabis in accordance with their Type 13 Cannabis Distributor Transport Only, Self-distribution License or the applicant will have a professional certified/approved transport organization who specializes in the transportation of cannabis projects transport the cannabis material to approved facilities.

HOURS OF OPERATION: The operation will be open Monday through Saturday, 9:00 AM to 7:00 PM and Sunday 12:00PM to 5:00PM. All deliveries and pick-ups restricted between 9:00 AM to 5:00 PM. The site will not be open to the general public.

EMPLOYEE AMENITIES: All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed.

PETROLEUM PRODUCTS AND STORAGE: All flammable/petroleum products will be in containers within secondary containment that is separated from the pesticides and fertilizers. The storage sheds will be located within the fenced cultivation area located in front of the greenhouses. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations

WASTE MANAGEMENT: Excess plant matter (plant stems) will be composted on site in a designated area as indicated on the site plan. According to the applicant, it is estimated approximately 300 pounds of vegetative waste will be produced annually. No burning of cannabis material or waste from the operation will occur.

ACCESSWAY/ROADWAYS: The project parcels are accessible via a private driveway located off of State Highway 175 (*which is maintained by the California Department of Transportation*). The project parcels are developed with existing ranch roads which will adhere to all federal state and local agency re-equipment, including 4290/4291 prior to operation. All necessary access ways, will be surface with an all-weather material (*Six (6) inches of gravel or crushed rock, an oil and rock surface, asphaltic concrete, or concrete*).

RUNOFF CONTROL MEASURES: The operation irrigates at agronomic rates that does result in runoff. All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or season waterway, including the known wetland on the project’s parcels. To

control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. The operation will also consist of ditch relief culverts to help disperse flows to prevent gulying and connectivity to watercourses. Gutters and “French Drains” around the cultivation areas channel runoff to stable areas that pose little threat of erosion or sediment transport to receiving waters. Energy dissipaters will be installed at outlets of relief ditches and culverts to disperse flows and control runoff from reaching watercourses on site.

CONSTRUCTION: Upon approval of the Minor Use Permit, the applicant would submit the necessary structural plans (Building Permit Application) to the Community Development Department for review and approval. The development of the project would consist of less than 500 cubic yards of ground disturbance, which is allow upon issuance of a building permit. All construction activities, including engine warm-up, will be limited to Monday through Friday, between the hours of 7:00 AM to 7:00 PM and adhere to all noise requirement in the Lake County Code. Additionally, all equipment will be maintained and operated to all federal, state and local agency requirements to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. Water from the approved onsite well will be used to mitigate the generation of dust during development, including operations. The overall construction of the project is anticipated to take six to twelve weeks (weather dependent).

EROSION CONTROL MEASURES: Best Management Practice will be implemented in accordance with Chapter 29 and 30 of the Lake County Code and be maintained for life of the project. The applicant will continuously monitor all Best Management Practices, including inspections after significant weather patterns. All measure will be in place prior to operation.

**SCHEDULE OF ACTIVITIES DURING EACH MONTH OF THE GROWING AND
HARVESTING SEASON
(SUBJECT TO CHANGE)**

JANUARY

- Mixed Light
 - Vegetate clones in on-site nursery
 - Check irrigation
 - Prepare beds
 - Begin rotating plants from nursery into mixed light greenhouse
 - Pot vegetated clones prior to next month’s planting
 - Harvest run of plants started in October/November of last year

FEBRUARY

- Mixed Light
 - Planting first run of mixed light plants in greenhouse
 - Vegetate clones in on-site nursery
 - Begin irrigation via drip system to flowering plants
 - Feeding application once per week
 - Irrigation every six to ten days
 - Trellis and maintain plants

MARCH

- Mixed Light
 - Harvest first run of mixed light plants

- Pot vegetated plants
- Transplant second run of mixed light into flowering greenhouses
- Feeding application once per week
- Irrigation every six to ten days

APRIL

- Mixed Light
 - Vegetate clones in on-site nursery
 - Pot vegetated plants
 - Feeding application once per week
 - Irrigation every six to ten days
 - Trellis and maintain plants
- Full Term Outdoor
 - Rotate clones to larger pots from vegging greenhouse
 - Amend soils
 - Install irrigation drip system

MAY

- Mixed Light
 - Pot vegetated plants
 - Feeding application once per week
 - Irrigation every other day
 - Harvest second run plants at the end of the month
 - Rotate in third run of vegetated clones to flowering greenhouses
 - Check irrigation
 - Re-amend beds using composted materials on site
- Full Term Outdoor
 - Prepare mature clones for planting
 - Amend soils
 - Install drip irrigation

JUNE

- Mixed Light
 - Finish rotating in third run of vegetated plants
 - Vegetate clones in on-site nursery
 - Check irrigation
 - Irrigation every other day
 - Feeding application once per week
 - Train and maintain plants
- Full Term Outdoor
 - Applicant plants mature clones in larger pots
 - Install trellis system for mature plants
 - Irrigation begins & applicant top dresses and hand waters once per month

JULY

- Mixed Light

- Vegetate clones in on-site nursery
- Pot vegetated plants
- Feeding application once per week
- Irrigation every other day
- Trellis and maintain plants

- Full Term Outdoor
 - Applicant monitors plant growth
 - Pruning plants and plant maintenance
 - Irrigation
 - Applicant top dresses and hand waters once per month

AUGUST

- Mixed Light
 - Begin harvesting third run of vegetated plants
 - Rotate in fourth run of vegetated clones into flowering greenhouse
 - Feeding application once per week
 - Irrigation other day
 - Remove soils and re-apply soils to bed

- Full Term Outdoor
 - Applicant monitors plant growth
 - Pruning plants and plant maintenance
 - Irrigation
 - Applicant top dresses and hand waters once per month

SEPTEMBER

- Mixed Light
 - Vegetate clones in on-site nursery
 - Pot vegetated plants
 - Feeding application once per week
 - Irrigation every other day
 - Trellis and maintain plants

- Full Term Outdoor
 - Applicant monitors plant growth
 - Pruning and plant maintenance
 - Irrigation
 - Last top dress and hand watering application

OCTOBER

- Mixed Light
 - Begin harvesting fourth run of vegetated plants
 - Rotate in next year's run of vegetated clones into flowering greenhouse
 - Feeding application once per week
 - Irrigation every six to ten days

- Full Term Outdoor
 - Applicant begins harvesting flower

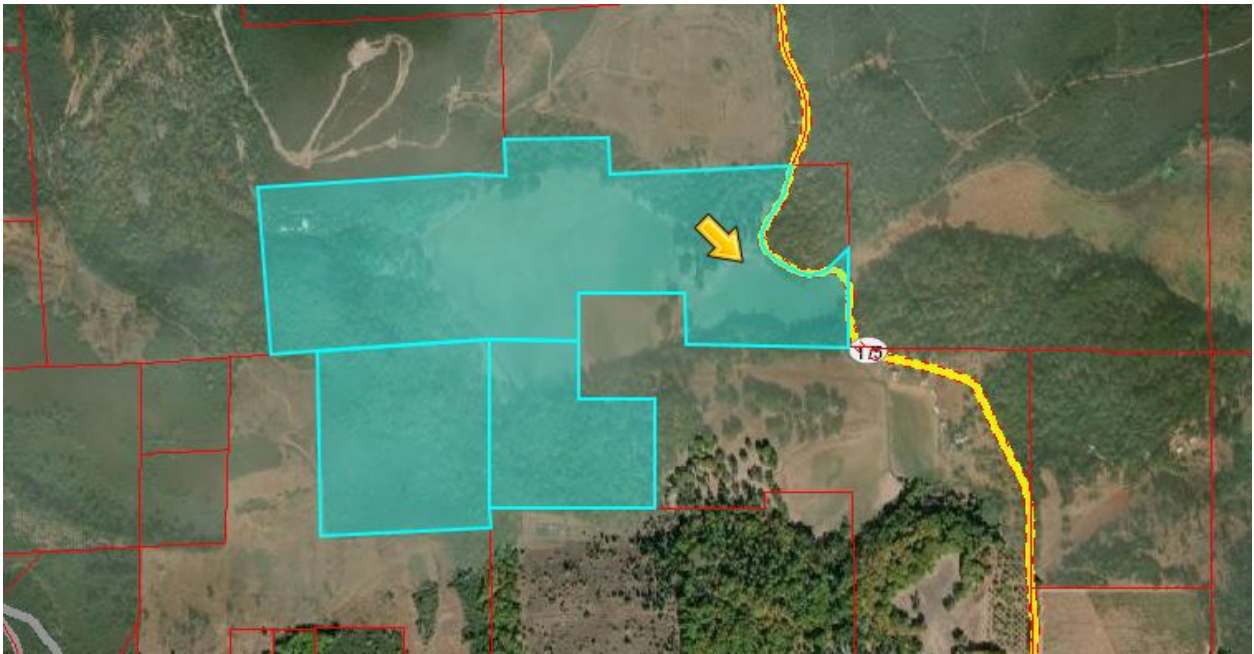
NOVEMBER

- Mixed Light
 - Vegetate clones in on-site nursery
 - Pot vegetated plants
 - Feeding application once per week
 - Irrigation every six to ten days

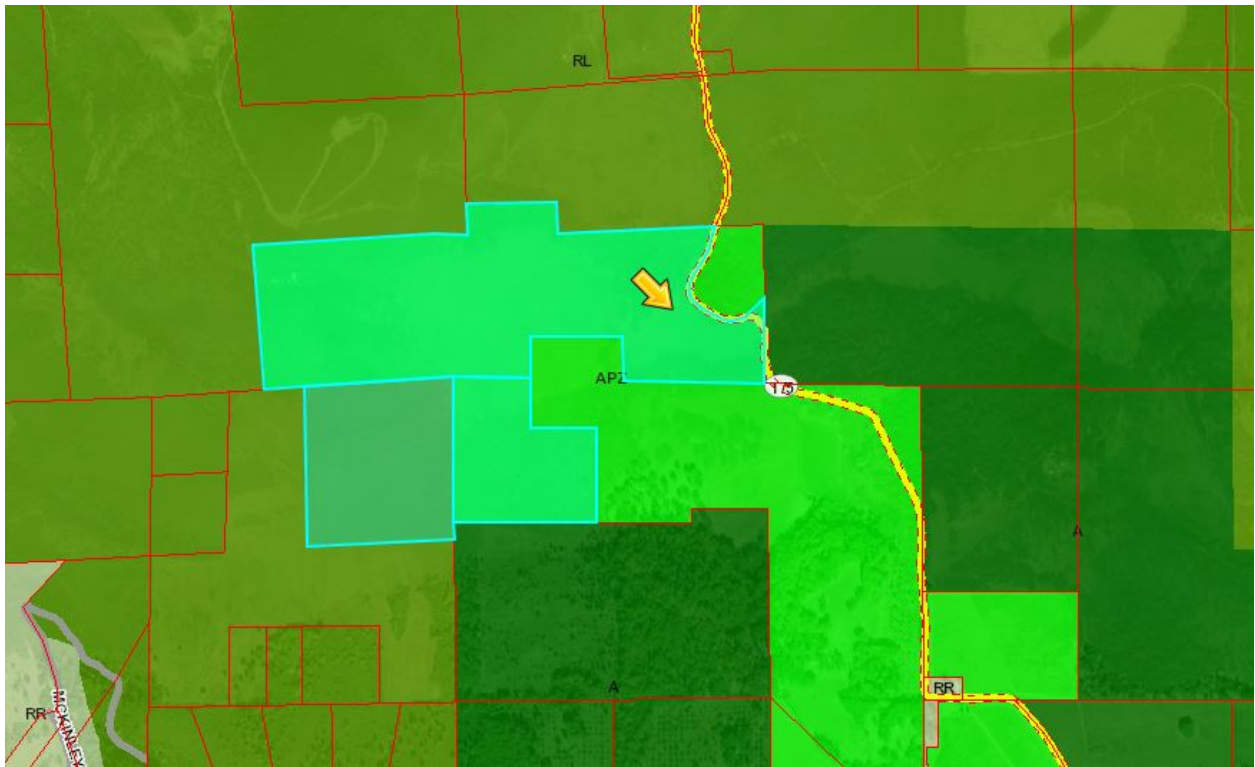
- Full Term Outdoor
 - Harvest complete; transferred off-site to process
 - Clean up cultivation site and winterize

DECEMBER

- Mixed Light
 - Vegetate clones in on-site nursery
 - Pot vegetated plants
 - Feeding application once per week
 - Irrigation every other day
 - Trellis and maintain plants



Aerial of the Site and Vicinity



Zoning Map

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

- The parcels to the **North** are zoned “A” Agriculture & “APZ” Agricultural Preserve. These parcels are greater than 50 acres in size and the majority of these parcels are vacant.
- The parcels to the **South** are zoned “RL” Rural Land and greater than 50 acres in size. These parcels are either vacant or developed with agricultural uses, including but not limited to sheep, cattle and an abandoned orchard (located approximately one mile away). The nearest residential dwelling is approximately 2,600 feet away.
- The parcels to the **East** are zoned “A” Agricultural” and “RL” Rural Lands and are greater than 50 acres in size. These parcels are vacant with steep terrain.
- The parcels to the **West** are zoned “RL” Rural Lands. These parcels are greater than 50 acres in size and are vacant.

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 South Lake County Fire Protection District (CalFire)

Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agricultural
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs

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

Notification of the project was sent to local tribes. Middletown Rancheria sent written documentation to the Community Development Department (CDD) dated November 25, 2020 identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on December 11, 2020, Middletown Rancheria determined they were comfortable with the project moving forward.

19. ATTACHMENTS

A – Property Management Plan

B – Biological Assessment

C – Mitigation Monitoring Reporting Program

D – Site Plans

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant

to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Victor Fernandez, Assistant Planner



Date: 01/04/2021

SIGNATURE

Scott DeLeon - 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*	All determinations need explanation. Reference to documentation, sources, notes and correspondence.				Source Number**
	1	2	3	4	
I. AESTHETICS <i>Would the project:</i>					
a) Have a substantial adverse effect on a scenic vista?		X			1, 2, 3, 4, 6, 9
				<p>The project site is located off of State Highway 175 and is located in a rural area of the County where parcels, average greater than 50 acres in size and either vacant or developed with agricultural uses, rural single-family dwellings and accessory structures.</p> <p>The operational area on the project parcel(s) is located uphill hill with limited to no visibility from State Highway 175 and is protected by the natural topography of the surrounding area, including the dense vegetation that fronts State Highway 175. There may be limited visible along a small portion of State Highway 175 (<i>approximately +/-100 feet</i>) by-passing motorist along State Highway 175. All infrastructure for the operation will be developed within a previously disturbed area that has been used for cattle grazing/hay cultivation since the late 1800's, and in areas where dense vegetation was removed to grade (<i>no ground disturbance occurred – all vegetation was cut flush to natural grade</i>) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes.</p> <p>The cannabis cultivation would occur within fifty-seven (57 - 2, 000 square foot engineered greenhouses equipped with air filtration systems and black out film to reduce odors and lighting impacts to the surrounding area, including the dark skies. The cumulative square footage of the fifty-seven (57) green houses would be 114,000 square foot but the cannabis cultivation canopy would total 90,000 square feet (<i>the allowable canopy area per the nine (9) M – Type 2B</i></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><i>“Small Mixed Light” licensed to allow up to 90,000 square feet of cannabis cultivation canopy</i>). The remaining square footage within the engineered greenhouses would consist of walkways, and similar areas to allow for adequate space when maintaining the operations and/or bringing in equipment to assist with the cultivation.</p> <p>The cultivation area would be secured within a six to eight-foot wire fence, with cemented post on 6-8-foot intervals, with privacy mesh to screen the developed areas from view. Additionally, supporting infrastructure would include storage sheds, water tanks, greenhouses for immature cannabis plants, water tanks/co-feeding tanks and processing structures for cannabis cultivations [Article 68 (Definitions) of the Lake County Zoning Ordinance fines “Cannabis cultivation as any activity involving the germinating, cloning, seed production, planting, growing, and harvesting of cannabis plants and the on-site drying, curing, grading, or trimming of cannabis plants”]. The supporting infrastructure includes the following: [Please Note: No manufacturing/extraction of cannabis or cannabis by-products will occur onsite].</p> <ul style="list-style-type: none"> • Five (5) – 5,000 square foot processing structures (25,000 SQFT cumulative) for the onsite drying, grading, curing, or trimming of all cannabis plants as defined above. • Twelve (12) – 2,000 square engineered greenhouses equipped with air filtration systems and blackout film to house all <i>immature cannabis plants</i>. Once the cannabis plants have reached maturity, they would be transferred to the cultivation greenhouses (20,000 SQFT cumulative). • Fifty-seven (57) co-feeding water/ mixing tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used for watering and to prepare the appropriate nutrient mix for the cannabis plants. • Fifteen (15) – 10,000-gallon water storage tanks (<i>total water storage 150,000 gallon</i>). Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water. The water would be pump via under piping to the co-feeding tanks. • Five (5) – 120 square foot storage sheds (600 SQFT cumulative). The storage sheds would store fertilizers, pesticides, tools, equipment and other tools necessary for maintaining the operation/project parcels. <p>All development will occur outside the “SC” Scenic Combining District and the operations would not have a direct impact on the scenic vista. As mentioned above, passing motorist may have limited visible along a small portion of State Highway 175 (approximately +/-100 feet). Therefore, with the incorporated Mitigation Measure below all potential impacts have been reduced to less than significant.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AES -1: Prior to Operation (if applicable), all greenhouses shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Therefore, the applicant shall submit a <u>Blackout Film/Materials Plan</u> to the Lake County Community Development Department for review and approval prior to issuance of any permits for greenhouses.</p> <p>AES -2: All outdoor lighting shall be directed downwards and shield onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org.</p>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>There are several rock and tree outcroppings throughout the property. However, the proposed cultivation of commercial cannabis will occur within a previously disturbed rea that has been continuously uses for cattle grazing and hay cultivation since the late 1800's. There are no known historic structures onsite and the existing tree and rock outcropping will remain undisturbed and left in their natural state. The site is located approximately 100 feet from State Highway 175. Per Caltrans California Scenic Highway GIS system, State Highway 175 is not designated as a Scenic Highway within Lake County. 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 countryside. The cultivation site is located approximately ±3,000 feet from Mount Olive, however, the proposed project will not remove or damage the view of the mountainous terrain. The project does not propose the removal of any trees.</p> <p>The project will need to comply with all regulations in the Scenic Combining zoning district (Article 34 of the Lake County Zoning Ordinance) intended to protect and promote the visual quality.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>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.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The cultivation area will take place within Engineered Greenhouses equipped with air filtration systems and blackout film to lessen the impact on surrounding parcels, including the dark skies. The cultivation area will be enclosed by a six to eight-foot-tall wire fence with cemented post on 6-8-foot intervals, with privacy mesh to screen the developed areas from any view. Each engineered greenhouse will be approximately 2,000 square feet in size and equipped with air filtration systems and blackout film.</p> <p>Less than Significant Impact with Mitigation Measure AES-1 and AES-2 added.</p>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The majority of the project parcels is categorized as "Other Land", a category that has no farming value based on soil types but there is a small pocket of unique farmland where the cultivation will occur and "unique farmland" which is land other than prime farmland that is used for the production of agricultural crops. In accordance with Article 27 of the Lake County Zoning Ordinance, within areas designated as prime farmland, farmland of statewide importance, farmland of local importance, and unique farmland as depicted on the current Lake County Important Farmland prepared by the State California Department of Conservation Farmland Mapping and Monitoring Program, commercial cannabis cultivation shall be limited to indoor, mixed-light, and greenhouses that are equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure. The permitting authority may allow outdoor cultivation outside a greenhouse if the prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance are isolated areas that are not connected to a large system of such lands. (See Section XI, Land Use, for more information) The majority of the cannabis cultivation will occur on "unique farmland" and a small portion on "other land". However, all cultivation will occur within <u>engineered greenhouses equipped with Air Filtration Systems as required pursuant to Article 27 of the Lake County Zoning Ordinance</u>. Therefore, the proposed use will not convert Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program as the cultivation of commercial cannabis is a permitted use upon issuance of a minor/major use permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>The project parcels zoning designation is "APZ- RL"- Agricultural Preserve Zone and Rural Lands and is within the Williamson Act. However, it will not conflict, impact or interfere with existing agricultural uses and the cultivation of commercial cannabis is a permitted use within the "APZ-RL" (Agricultural Preserve Zone and Rural Lands) Zoning Designation pursuant to Article 27 of the Lake County Zoning Ordinance upon securing a minor/major use permit.</p> <p>Additionally, all cultivation will occur within engineered greenhouses equipped with air filtration systems and blackout film.</p> <p>Less than Significant Impact.</p>	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**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project will not conflict with the existing zoning designation of "APZ- RL"-Agricultural Preserve Zone and Rural Lands or cause the rezoning of, forest lands [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)). Additionally, the cultivation of commercial cannabis is a permitted use within the "APZ-RL" (Agricultural Preserve Zone and Rural Lands) Zoning Designation pursuant to Article 27 of the Lake County Zoning Ordinance upon securing a minor/major use permit. Additionally, all cultivation will occur within engineered greenhouses equipped with air filtration systems and blackout film No Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (c). The project will not result in the loss of forest land or conversion of forest land to non-forest use as the uses will occur previously disturbed area that has been continuously used for cattle grazing/hay cultivation since the late 1800's, and in areas where dense vegetation was removed to grade (no ground disturbance occurred – all vegetation was cut flush to natural grade) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes. No Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has potential to result in air quality impacts by generating fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads and during the. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit. The staging area for any construction equipment will take place on the portion of the site to be used for employee parking, previous disturbed areas for the existing agricultural use onsite (cattle/). This area is already disturbed and will not further be degraded by this portion of the site being used as a staging area.	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>Smoke from the burning of brush removed during routine vegetation maintenance or during grading (minimal grading) can have a substantial effect on air quality. Lake County Air Quality Management District (LCAQMD) recommends that removed vegetation be chipped and spread for ground cover and erosion control as an alternative to vegetation burning.</p> <p>The applicant would use organic methods and preventative pest management strategies in order to help reduce the amount of air pollution and/or particulates.</p> <p>Odor impacts are anticipated to be minimal from the proposed cultivation operation, due to cyclical flowering and harvesting, the limited population in the area, and the generous setbacks from public roads, property lines, and neighboring residences/outdoor activity areas as the cultivation of cannabis occur within <u>engineered greenhouses equipped with air filtrations systems</u> to reduce and filter potential odors, spray/drift concerns to nearby residence and uses.</p> <p>The nearest house is located approximately 2,600 feet to the North/Northeast of the cultivation sites and is downwind from the prevailing wind direction. The applicant has provided a contact person in the event of odors, and has indicated that he would resolve the odor issues if they arise. Within incorporation of Mitigation Measures identified below, including the requirement for the applicant to submit an Odor Control Plan for review by the Community Development Department, impacts would be reduced to Less than Significant.</p> <p>All vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant.</p> <p>Less Than Significant with Mitigation Measures AQ-1 through AQ-8 added:</p> <p><u>AQ-1:</u> Prior to cultivation, the applicant shall submit an <u>Odor Control Plan</u> to the Community Development Department for review and approval, or review and revision.</p> <p><u>AQ-2:</u> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p><u>AQ-3:</u> Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p><u>AQ-4:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p>AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-7: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-8: All greenhouses and buildings proposed for cannabis processing shall be equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminants out of or into the structure. Prior to cultivation, the applicant shall submit a <u>Filtration System Plan</u> to the Community Development Department for review of approval.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The cultivation activity will take place 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. The proposed greenhouses are to house immature plants only and mature plant cultivation will not occur within the greenhouses. Lake County is an Air Attainment county.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The nearest residence is approximately 2,600 feet (about one-half mile) from the proposed cultivation areas. The project would not produce any substantial pollutant concentrations as the cultivation of cannabis would occur within engineered greenhouses equipped with air filtration systems. Additionally, all vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>Less than Significant Impact with mitigation measures AQ-1 through AQ-8 incorporated.</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**
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			<p>The project parcels are located in a rural area of the County and are protected by the natural topography of the surrounding area. The cannabis cultivations will occur greater than 100 feet from the property lines and there are no residences on project parcels as this time. The nearest residence is approximately 2,600 feet from the cultivation area. The applicant may construct a single-family residence in the foreseeable future. If this occurs, the applicant would adhere to all Federal, State and local agencies requirements prior to construction a residence (if it occurs). As discussed in above section (a), some odors are anticipated from the commercial cannabis cultivation operation; especially during the flowering phase, which generates volatile compounds (terpenes) that some people find objectionable. However, the cultivation of the cannabis will occur within engineered greenhouses equipped with air filtrations systems which will lessen the potential impact.</p> <p>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. 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>Less than Significant Impact with mitigation measures AQ-1 through AQ-8.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological/Botanical Resource Assessment was prepared for parcel numbers 009-022-67, 011-055-20 and 011-055-21 by Northwest Biosurvey (dated May 30, 2020). The Biological Assessment and survey reviewed the current databases and literature combined with on-site mapping of vegetation types and other habitat characteristics. The assessment focused on the potential for the property to contain sensitive plant and animal species or sensitive habitats based on a comparison of the habitat requirements of known sensitive species in the region with the habitats present on the property. These are sensitive species requiring mitigations under the California Environmental Quality Act or National Environmental Policy Act (NEPA). The terms sensitive plant or wildlife includes all state or federal rare, threatened, or endangered species and all species listed in the California Natural Diversity Database (CNDDB) list of "Special Status Plants, Animals, and Natural Communities".</p> <p>Upon reviewing the Biological Resource Assessment with Botanical Survey all substantial adverse impacts, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service have been reduced with the Mitigation Measures below.</p> <p>BIO-1 (Pillid Bat): Any work proposed within blue oak woodland or portions of the interior live oak woodland within the project area during the maternity roosting season of the Pillid Bat (April 1 through September 15), all trees with features capable of supporting roosting bats</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining, dead bats) within 14 days of the start of project activities or removal of vegetation.</p> <ul style="list-style-type: none"> • If active roosts are discovered, an exclusion buffer would be established around the active roost by a qualified bat biologist. • Removal of trees and ground disturbing activities should be performed to the extent possible from September 16 through March 31, outside of the maternity roosting season. Following the felling of any tree or snag, it should be allowed to remain on the ground for 24 hours prior to chipping or removal to allow any bats to escape. <p>BIO 2 (white tailed kite/Northern harrier): Any vegetation clearing or grading within 200 feet of woodland habitat, or of wetland habitat (northern harrier), between February 15 and August 31 shall be preceded by a survey for nests for the white-tailed kite. All surveys shall be conducted by a qualified biologist.</p> <ul style="list-style-type: none"> • In the event that this species (or other raptors protected under the Migratory Bird Act, or California Fish and Wildlife Code) are determined to be nesting within 200 feet (or less if deemed adequate) of proposed construction activities, construction shall be delayed within the buffer until after August 31, or until fledging is completed as determined by a qualified biologist. <p>BIO 3 (Nesting Passerines): Prior to the commencement of vegetation clearing during the breeding season, a survey for nesting birds shall be conducted by a qualified biologist.</p> <ul style="list-style-type: none"> • In the event that nesting birds are found, a buffer should be established around the nest site as determined by the biologist and clearing within the buffer shall not occur until either fledging is complete, the nest is abandoned, or until the end of the breeding season. Practical implementation of this measure would require removal of approved trees and vegetation outside of the breeding season because presence of breeding birds is highly likely. <p>BIO 4 (Foothill Yellow Legged Frog, Reb Bellied Newt, Western Pond Turtle): Any grading and vegetation clearing within 50 feet of McIntire Creek or wetlands on the property shall be avoided. In the event that avoidance is not possible, work shall be preceded by surveys by a qualified biologist for these species. If they are found to be present, a Mitigation Plan shall be prepared and submitted to the California Department of Fish and Wildlife for review and approval prior to project-related disturbance within the defined habitat and buffer.</p> <p>BIO 5 (Sensitive Plant Population: All construction and vegetation clearing within the live Oak Chaparral or California Black Oak Woodland shall be preceded by a survey for and flagging of Konocti Manzanita. Clearing</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>and grading within these habitats shall be avoid when possible. Due to the low density of the subspecies within these habitats and its extensive distribution within the regions, removal of a moderate number os plants shall not arise to the level of a significant impacts within the context of the California Environmental Quality Act (CEQA) Guidelines.</p> <p>BIO-6 (Woodlands and Forest): All known Central Valley and Wetland Area, including the surrounding Valley Oak Woodland be preserved as Wildlife habitat. The ongoing cattle grazing (presumed to be continuous from the late 1800's) shall not be subject to regulatory permitting and may continue. Any regulatory restrictions shall only apply to future construction or other non-agricultural development.</p> <p>BIO - 7 (Waterways): Any project activities that would result in the fill of any waters mapped in Figure W-2 of the Biological assessment, may be required to obtain the following permits.</p> <ul style="list-style-type: none"> • US Army Corps of Engineers Nationwide Permit (If they determined these are Waters if the US.) • Regional Water Control Board – 401 Water Quality Certification • California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement. <p>BIO - 8 (Erosion Control): All work in or near waterways and wetland shall incorporate extension Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and he potential for transport of sediment to McIntire Creek. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), Genera Permit for Strom Water Discharge associated with a Construction Activity (General Permit) and a Strom Water Pollution Plan (SWPP may be required).</p> <p>BIO-9: The applicant shall maintain a minimum of a one-hundred (100) foot setbacks from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.</p> <p>BIO-10: The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p>BIO-11: The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.</p> <p>Less Than Significant Impact with mitigation measures BIO-1 through BIO-11 added.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			See response to Section IV (a). Less than Significant Impact with mitigation measures BIO-1 through BIO-11 added.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			According to the Biological Assessment of the 180 acres of the project parcels, there is approximately 45.88 acres of waters of the U.S occurring within the survey area, including known wetlands and other waters. However, the cultivation of commercial cannabis will not occur within these known areas and will be greater than 100 feet away from any known wetland and/or Waters of the US. Less than Significant Impact with mitigation measures BIO-1 through BIO-11 added.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			According to the Biological Assessment approximately fourteen (14) sensitive wildlife species were assessed for potential occurrence at the projects sites All activities are setback at least 100' from water features. Less than Significant Impact with mitigation measures BIO-1 through BIO-11 added.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed use does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The applicant has indicated all Oak Trees are to remain untouched and the only vegetation to be removed or maintained is the vegetation/shrub brush that was cleared in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. All brush removed with was cut flush with grade so no ground disturbance would occur Less than Significant Impact.	1, 2, 3, 4, 5, 11, 12, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project. Additionally, the applicant has indicated all Oak Trees are to remain untouched. Less than Significant Impact.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An Archeological Research Study dated June 8, 2020 was conducted by John W. parker, Ph.D; RPA of Archaeological Research. According to page one (1) of the report, the purpose of the investigation was to locate, describe and evaluate any archaeological or historical resources that may be present within the project area. In addition, to assess the impacts that might occur as a result of any potential ground distance. <u>Report Summary</u> The background research indicated that the project had been previously inspected for cultural/historical resources in 1976 by	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>Frederickson. These inspections had recorded nine (9) pre-historic sites that had been recorded with ¼ mile of the project area.</p> <p>During the field inspections, two of the previously recorded prehistoric sites were revised, one historic site recorded and a few insolated artifacts were discovered. According to page 2 of the report, these known prehistoric sites are near the site but not within the project area and that is it recommend the project be approved as planned.</p> <p>Notification of the project was sent to local tribes. Middletown Rancheria sent written documentation to the Community Development Department (CDD) dated November 25, 2020 identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on December 11, 2020, Middletown Rancheria determined they were comfortable with the project moving forward.</p> <p>The following mitigation measures have been added to reduce the potential impacts from accidental discovery to less than significant:</p> <p><u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Department.</p> <p><u>CUL-2:</u> The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, Middletown Rancheria, and the Community Development Department if any human remains are encountered.</p> <p><u>CUL-3:</u> 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><u>CUL-4:</u> 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-1.</p> <p><u>CUL-5:</u> 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</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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>CUL-6: No ground disturbance or development activities shall occur within the known prehistoric site boundaries as defined in the Archeological Report dated June 8, 2020. If necessary, the applicant shall have a qualified Archeologist conduct further archeological research if ground disturbance or development near the known site.</p> <p>CUL-7: 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>CUL 8: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed area only.</p> <p>CUL-9: If ground disturbance occurs outside any previously disturbed area, a qualified Archaeologist shall conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.</p> <p>CUL-10: Boundaries of archaeological sites shall be identified and fenced off to assure the site will not be impacted during ground disturbance.</p> <p>Less than Significant with Mitigation Measures CUL-1 and CUL-10 added.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>There are no known changes to archaeological resources based on the development proposal and according to the Archeological report dated June 8, 2020 prepared by Dr. John Parker as discussed above.</p> <p>Less than Significant Impact with mitigation measures CUL-1 and CUL-10 added.</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>There would be minimal ground distance during the development of the operations, including but not limited to construction of the greenhouses, constructions of supporting infrastructure or the gravelling of the existing road/access way throughout the project parcels. The disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities.</p> <p>Less than Significant with Mitigation Measures CUL-1 and CUL-10 added.</p>	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy			X		<p>The cultivation of cannabis will occur within greenhouses equipped with air filtrations systems and light deprivation and/or artificial lighting below a rate of twenty-five (25) watts per square foot. The proposed energy usage for this facility is minimal; energy use may included but is not limited to the following: (light deprivation and/or artificial lighting below 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**
resources, during project construction or operation?					rate of twenty-five (25) watts per square foot; air filtration systems; security system; well pump, lighting for the storage building, security lighting, and limited outdoor lighting (which may be solar lighting) The applicant is proposing to tie into the grid and use off-grid power (Solar) to minimize the amount of energy used or eventually become off grid. The applicant would obtain all the necessary Federal, State and local agency permits. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. Less than Significant Impact.	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. Less than Significant Impact.	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <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. <u>Landslides</u> There is some minor risk of landslides based on slope of the site. The cultivation is located within a flat area. Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. Less than Significant Impact.	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			The operation will not result in substantial soils erosion or the loss of top soils as the operations may require minimal grading, including routine maintenance but will be under the threshold that triggers a grading permit. Additionally, the operation will occur within a previously disturbed area that has been continuously used for cattle grazing/hay cultivation since the late 1800's, and in areas where dense vegetation was removed to grade (<i>no ground disturbance occurred – all vegetation was cut flush to natural grade</i>) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County	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>Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes.</p> <p>According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project area in include the following:</p> <p>Aiken-Sobrante Association, 5-15% slopes (soil unit 101) and Aiken-Sobrante Association, 15-30% slopes (soil unit 102): The above soil classifications are mapped units located on hillsides and mountainous area. They contain Aiken loam (on north- and east-facing slopes) and Sobrante loam (on south- and west-facing slopes). The Aiken soil is very deep and well drained; it formed in material weathered from basalt. Permeability is relatively slow; surface runoff is medium, and the hazard of erosion is moderate. The Sobrante loam is moderated deep and well drained. It formed in material weathered from basalt. Permeability is moderate. Surface runoff is medium, and the hazard of erosion is moderate. These soil units occur within the wooded areas between the two wetlands and the woodland west of the main wetland.</p> <p>Benridge-Konocti association, 15-30% slopes (soil unit 112) and Benridge-Konocti association, 30-50% slopes (soil unit 113): The above soil classifications are mapped units located on hillsides and mountainous area. They are comprised of 40% Benridge loam, 20-30% Konocti cobbly loam, and 15-20% Konocti stony loam. The Konocti soils are on the upper part of side slopes, on ridgetops, and in ravines. Some Rock outcrop and boulders are including in this association. Typical vegetation is brush on south-and east-facing slopes, and brush with scattered conifers and hardwoods on north- and west-facing slopes, including manzanita, chamise, and California scrub oak with some areas of knobcone pine. Both soils are moderately deep to very deep and well-drained. They formed in materials derived from volcanic ash, andesite, basalt, or dacite. Permeability is moderately slow, runoff is rapid, and the hazard of erosion is severe. These soils occur on the western parts of the property.</p> <p>Bottlerock-Glenview-Arrowhead complex, 5-30% slopes (soil unit 117): This above soil classification is located on volcanic hills. Vegetation is mainly brush, including manzanita and ceanothus, with scattered conifers. The complex consists of about 50% Bottle Rock extremely gravelly loam, 20% Glenview very gravelly loam, and 15% Arrowhead extremely gravelly sandy loam. All soils are deep and well drained and formed in material weathered from obsidian. Permeability ranges from slow to moderately slow, runoff is rapid, and the hazard of erosion is moderate to severe. This soil complex is located in the woodland west of the highway.</p> <p>Clear Lake Variant clay, drained (soil unit 122): This soil classification is located is very deep soil and located in basins. It formed under poorly drained conditions; however, drainage has been improved as a result of entrenchment of stream channels. The soil formed in lacustrine deposits derived from mixed rock sources. The soil consists of clay or clay loam to more than 72 inches in depth. Permeability of this soil is slow.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Surface runoff is slow, and the hazard of erosion is slight. The soil is subject to rare periods of flooding and ponding during prolonged storms. The shrink-swell potential is high. Natural vegetation includes annual grasses, forbs, and scattered oaks. The soil occurs within the two wetlands on the property.</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>Less Than Significant with incorporated mitigation measures GEO-1 through GEO-4 added:</p> <p>GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval.</p> <ul style="list-style-type: none"> • 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 Chapter 29 and 30 of the Lake County Code. • 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. All BMP's shall be maintained for life of the project. <p>GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development. The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage Regulations to the maximum extent practicable. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>GEO-3: 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 Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-4: The applicant 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. Said measures shall be maintained for life of the project.</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 soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. The operation will occur within a previously disturbed area that has been continuously used for cattle grazing/hay cultivation since the late 1800’s, and in areas where dense vegetation was removed to grade (<i>no ground disturbance occurred – all vegetation was cut flush to natural grade</i>) in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code. Less Than Significant Impact.	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		According to the soil survey of Lake County, California prepared by the U.S.D.A., the soils discussed above in Section has a shrink-swell potential of “low”. Therefore, the cultivation cannabis cultivation will occur above ground pots/boxes within engineered greenhouses equipped with air filtration system and blackout film will have limited to no impact on ground disturbance. Less Than Significant Impact.	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		Currently, the operation is not proposing to install an onsite Waste Management System (septic). As the operations progresses, the applicant may install an onsite waste management system in accordance with all federal, state and local agency requirements. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed. Less Than Significant Impact.	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. Less than Significant Impact.	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (manufacturing, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project is located off of State Highway 175, which is a heavily travelled road daily for commercial and residential uses. According to the applicant, the estimated trips are as follows (these trips are subject to change).	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**
					<ul style="list-style-type: none"> • General Construction trips approximately six (6) to twelve (12) trips during developed of infrastructure only • Related daily trips are estimated to be up to approximately twelve (12) or les trips per day. • Employee Trips: <ul style="list-style-type: none"> - Approximately two (2) – twelve (12) employees at any given time (depending on time of year) <p>Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.</p>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an ‘air attainment’ County, and does not have any established thresholds of significant for greenhouse gases.</p> <p>No Impact.</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements.</p> <p>Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <i>Property Management Plan</i>, all pesticides and fertilizers would be stored in their original package in a secured wooden storage shed, and would only be used in strict accordance with the product label requirements including, but not limited to directions pertaining to application, storage and disposal of the fertilizer product. No soils are proposed to be imported or stockpiled. The applicant has not stated which fertilizers will be used, however the fertilizers used will be administered at the direction of a Certified Pest Control Advisor (PCA). No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland.</p> <p>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>HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</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>HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-3: 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>HAZ- 4: 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>HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p> <p>HAZ 6: 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>HAZ 7: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>Less Than Significant with mitigation measures HAZ-1 through HAZ-7.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>All chemical, pesticides and fertilizers used for the operations 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>FERTILIZERS: Fertilizers will be stored in less than 120 square foot sheds located on the project parcels. Covered stations, with appropriate side protection are also located in the cultivation areas for fertilizers that are in constant use. Fertilizers are applied per labels and applied at agronomic rates. Applicant will follow the pesticide use protocols as stated above for fertilizer applications. Reactive fertilizers are stored separately from pesticides or other reactive chemicals. Material safety data sheets (MSDS) are properly posted in all storage areas and at cultivation sites.</p> <p>PESTICIDES: The operation does not use any chemical pesticides or herbicides. The operation employs an integrated pest management system that employs bio-pesticides and predator attractant plants to eliminate the need for conventional pesticides. If needed in the future, pesticides will be stored in storage sheds equipped with impermeable floor surfaces in secondary containment totes to prevent leaching into ground water or percolating to receiving waters. Approved spill proof containers with appropriate warning and information labels will be used to transport pesticides to and from cultivation areas. The operation will maintain and keep personal protective equipment required by the pesticide label in good working order. Coveralls will be washed after all use when required.</p> <p>All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.</p> <p>Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard.</p> <p>Less than Significant with mitigation measures HAZ-1 through HAZ-7.</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. The nearest school (Mountain School) is located approximately 3 miles southeast from the cultivation site.</p> <p>Less than Significant Impact.</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**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. Less Than Significant Impact.	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	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact.	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the County Roads Department, as well as CalFire for consistency with access and safety standards. Additionally, the operation shall adhere to and continue to adhere to all federal, state and local agency requirements, including 4290/4291 requirements. Less Than Significant Impact.	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 High Fire Risk. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space. Please refer to section XX. Wildfire for additional information. Less Than Significant Impact.	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		According to the Property Management Plan, the cannabis will be grown in above ground pots/boxes within the engineered greenhouses equipped with air filtration system and a black out film. The cannabis plants will be irrigated at agronomic rates via drip irrigation system. The operation will use mulch and water during the morning or late afternoon/early evenings when temperatures are cooler to minimize evaporative loss. The cannabis plants will be hand watered after every top dressing, which is applied three (3) times per crop run/rotation (<i>may be more depending on weather conditions</i>). During cultivation, the cannabis plants will receive nutrients approximately once to twice per week throughout the growing season. Nutrients are mixed in co-feeding tanks with a release valve on the underside of the tanks to completely flush residual nutrients which are then re-mixed and reused in subsequent feedings. The operation will draw water from an approved well through the Lake County Department. The well process greater than 35 gallons per minute . The water will then be pump from the well through underground piping to the fifteen (15) – 10,000-gallon water storage tanks (total water storage 150,000 gallon) . Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water, if necessary. The water will then be diverted through underground piping to the cultivation area to the fifty-seven (57) co-feeding tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used to water and/or prepare the appropriate nutrient mix for the	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>cannabis plants. The water would be then pump through the drip line irrigation system to the cannabis plants.</p> <p>The operation anticipates using approximately 441.75 gallons of water per day for the mixed light cultivation, which is approximately 161,238.75 gallons annually. <i>(The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance)</i></p> <p>All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or season waterway, including the known wetland on the project's parcels. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. The operation will also consist of ditch relief culverts to help disperse flows to prevent gulying and connectivity to watercourses. Gutters and "French Drains" around the cultivation areas channel runoff to stable areas that pose little threat of erosion or sediment transport to receiving waters. Energy dissipaters will be installed at outlets of relief ditches and culverts to disperse flows and control runoff from reaching watercourses on site.</p> <p>Therefore, the proposed operation would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Additionally, the applicant shall adhere, obtain and maintain all necessary federal, state and local agency permits</p> <p>Less than Significant.</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			<p>The operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Additionally, according to the Property Management Plan – <i>Water Resources Management Plan</i> has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that onsite water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation. The well will be equipped with a well monitor where the applicant will take daily readings for the amount of water be used. This project will not violate any water quality standards or waste discharge requirements. The project will employ BMPs related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable.</p> <p>The ensure impacts related to the hydrology and water quality are minimized, following mitigation measures have been implemented.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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.</p> <p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p> <p>Less than significant with mitigation measures HYD-1 through HYD-3 added.</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> <ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows? 		X			<p>The proposed development may alter the existing drainage pattern of the site or the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The project site has been used continuously since the late 1800's for agricultural uses, such as cattle grazing/hay cultivations.</p> <p>The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project.</p> <p>Per the Lake County Zoning Ordinance, cannabis 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>.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p>Less than significant with mitigation measure HYD-1 through HYD-3, GEO-1 through GEO-4, and HAZ-1 through HAZ-7 added.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The cultivation site is not located in a flood plain, a tsunami or seiche zone. Less than Significant.	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		See response to X (c)(d) above. Less than Significant.	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?			X		The project site is located in a rural area of the County, where the average parcel size is greater than 50 acres in size and developed with agricultural uses. The proposed project site has been continuous used since the late 1800's with an agricultural use of cattle and hay cultivation. Additionally, the site has existing access roadway throughout the property that have been maintained on a regular basis and will adhere to all federal, state and local agency requirement, including Chapter 29 and 30 of the Lake County Code. Therefore, due to the remote locate of the project parcels, the project would not physically divide an established community. Less than Significant Impact.	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, Kelseyville Area Plan, the Lake County Zoning Ordinance, and the Hazard Mitigation Plan. The site holds a General Pan designation of Agricultural (APN: 011-055-20 & 009-022-67) and Rural Lands (APN: 011-055-21) and the project is consistent with this designation, which allows agricultural uses. The property is zoned "A" Agriculture, "APZ" Agricultural Preserve Zone, and "RL" Rural Lands, with a "WW" Waterway and "SC" Scenic Combining District. Cannabis cultivation is permitted pursuant to Article 27, Table B of the Lake County Zoning Ordinance upon issuance of a Major/Minor Use Permit. The applicant shall adhere to all incorporated mitigation measures and conditions of approval. California Department of Food & Agriculture (CDFA) is responsible for licensing and regulation of cannabis cultivation and enforcements defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation. The applicant is required to obtain a license from the CDFA prior to legal cultivation occurring. Upon issuance of the Minor Use Permit, pursuant to Article 27, Table B of the Lake County Zoning Ordinance and with the incorporated Mitigation Measures and conditions of approval, including obtaining all necessary federal, state and local agency permits the project would not conflict with any land use plan or policy intended for avoiding or mitigation an environmental effect. Less than Significant.	1, 3, 4, 5, 20, 21, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. No Impact.	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Cobb Mountain Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact.	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. However, mitigation measures will decrease these noise levels to an acceptable level. NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am 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. 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. NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines. Less Than Significant with mitigation measures NOI-1 through NOI-3 added.	1, 3, 4, 5, 13
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. Less Than Significant Impact.	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Less than Significant Impact.	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact.	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose 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. No Impact.	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?		X			<p>The project site is accessible from a private driveway off of State Highway 175, a paved roadway maintained by the Department of Transportation (Caltrans).</p> <p>The entrance to the property from State Highway 175. State Highway 175. The project does not propose any changes to State Highway 175 and has been reviewed by the California Department of Transportation, County Roads Department and CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Additionally, the applicant will insure all internal existing roadways will meet 4290/4291 requirements, prior to operation.</p> <p>To ensure impacts related to the transportation and road standards are minimized, the following mitigation measures will be implemented.</p> <p><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.</p> <p><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.</p> <p>Less than Significant Impact with mitigation measure TRANS-1 and TRANS-2 incorporated.</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>The project is expected to generate an average of six (6) to twelve (12) trips during developed of infrastructure only; approximately two (2) to ten (10) employee trips at any given time (depending on season); and up to twelve (12) daily trips. The facility will be open for delivery and pick-ups Monday through Saturday, 7:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM. Due to the rural nature of the site (and Lake County). It is common to travel 20+ miles for each trip. Therefore, the project would not be conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).</p> <p>Less than Significant Impact.</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>No Impact.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X			<p>The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way.</p> <p>Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-4.</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**
e) Result in inadequate emergency access?		X			As proposed, this project will not impact existing emergency access. The project was reviewed by the California Department of Transportation, Calf Fire, Kelseyville Fire Protections District, Lake County Sheriff's Department, California Highway Patrol (CHP) and the County Roads Department and for safety considerations; no issues were raised by these departments/entities. The applicant shall obtain all necessary Federal, state and local agency permits for any works that occurs within the right of way. Less than Significant Impact with mitigation measures TRANS-1 through TRANS-2 and GEO-1 through GEO-4.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See Response to Section V (a). Less than Significant Impact with mitigation measures CUL-1 through CUL-10 added.	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See response for section V (a). Less than Significant Impact with mitigation measures CUL-1 through CUL-10 added.	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing onsite well and pre 1914 State of California Water Rights. Power is available from PG&E lines along State Highway 175 adjacent to the site. According to the Property Management Plan, the cultivation of commercial cannabis will be tying into the electrical grid (PG&E) and potential using using off grid solar power once established. The applicant will obtain all necessary federal, state and local agency permits prior to the installations of any power equipment/utilities. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>			X		<p>According to the Property Management Plan, the cannabis will be grown in above ground pots/boxes within the engineered greenhouses equipped with air filtration system and a black out film. The cannabis plants will be irrigated at agronomic rates via drip irrigation system. The operation will use mulch and water during the morning or late afternoon/early evenings when temperatures are cooler to minimize evaporative loss. The cannabis plants will be hand watered after every top dressing, which is applied three (3) times per crop run/rotation (<i>may be more depending on weather conditions</i>). During cultivation, the cannabis plants will receive nutrients approximately once to twice per week throughout the growing season. Nutrients are mixed in co-feeding tanks with a release valve on the underside of the tanks to completely flush residual nutrients which are then re-mixed and reused in subsequent feedings.</p> <p>The operation will draw water from an approved well through the Lake County Department. The well process greater than 35 gallons per minute. The water will then be pump from the well through underground piping to the fifteen (15) – 10,000-gallon water storage tanks (total water storage 150,000 gallon). Each water storage tanks would be equipped with a draft fire hydrant to allow emergency services access to the water, if necessary. The water will then be diverted through underground piping to the cultivation area to the fifty-six (56) co-feeding tanks for each greenhouse. The tanks are approximately 1,700 gallons and would be used to water and/or prepare the appropriate nutrient mix for the cannabis plants. The water would be then pump through the drip line irrigation system to the cannabis plants.</p> <p>The operation anticipates using approximately 441.75 gallons of water per day for the mixed light cultivation, which is approximately 161,238.75 gallons annually. (<i>The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance</i>).</p> <p>Therefore, based on the Property Management Plan, Projected Water Usage and the Water Availability Analysis, there is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p> <p>Less Than Significant Impact.</p>	<p>1, 3, 4, 5, 29, 32, 33, 34, 36, 37</p>
<p>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?</p>			X		<p>The operations will not result in a determination by a wastewater treatment provider which serves or may serve the project area. The project site is situated in a rural rea of the County which requires an Onsite Waste Management System (Septic). Currently, the site is not developed with an Onsite Waste Management System (Septic), when one is installed, the applicant shall adhere to all Federal, State and local agency requirements.</p> <p>Less Than Significant Impact.</p>	<p>1, 3, 4, 5, 29, 32, 33, 34</p>

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		The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation. Less than Significant Impact.	1, 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. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project shall adhere, comply with, obtain and maintain with all federal, state and local management and reduction statutes and regulates in relations to solid waste. The project is expected to generally an average of three hundred (300) pounds of excess plant matter (plants stems) and other vegetative waste per year. All vegetative waste will be composted onsite, including soil from the minimal grading that will occur for site preparation and routine maintenance. All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a properly facility that I able to process such waste. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The project site is located in a moderate to high fire hazard severity zone and is within the State (CalFire) Responsibility Area (SRA) as well as within the Kelseyville Fire Protection District. A site visit on July 17, 2020 and confirmed that the site is well-tended and adequate in size, shape and form to support the use.</p> <p>The interior driveway is approximately fifteen (15) in width for the entire length and prior to operation the applicant will widen the existing accessways throughout the project parcels to meet the minimum requirement of twenty (20) feet. This can be accomplished with minimal ground disturbance (<i>soil disturbance will be less than the requirements that triggers a grading permit – 50 cubic yards</i>), primarily by laying more gravel/road base and by cutting existing vegetation to grade. The existing access roadways has multiple turn around areas, including a large roundabout located in the eastern portion of the project area. The applicant and property owners routinely maintain all existing road/accessways through the project parcels when necessary. Prior to operation, all existing roadways shall be approved to all federal, state and local agency requirements, including 4290/4291 requirements.</p> <p>The property is subject to the Lake County Hazard Mitigation Plan, and shall maintain fire breaks around all structures, including maintaining the vegetation that was cleared to be in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit. The project would not impair an adopted emergency response or evacuation plan. Additionally, the project was reviewed by Cal Fire and the local Fire Districts and no adverse comments were received.</p> <p>Less than Significant Impact.</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>The immediate area contains some dense undergrowth and tree coverage; however, the site is well maintained, and is largely devoid of manzanita and other fast-burning fuels. The clusters of Oak Tree are wide spread and will remain untouched. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code</p> <p>Less than Significant Impact.</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 cultivation sites will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the Lake County code to reduce any potential fire risk. Additionally, the vegetation previously cleared to be in accordance with Chapter 13 of the Lake County Code and was permitted through the Lake County Smoke Management Plan (burning of standing brush and fire brush abatement/safety clearing) and a LE5 Cal fire Burn Permit will continue to be maintained.</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>Less than Significant.</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>The project parcel is not developed with residences dwelling or accessory structures. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project based on the existing development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone.</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a Cultivation of Commercial cannabis in previously disturbed areas that has been used since the 1800's for cattle grazing and hay cultivation. All cultivation activities will occur within engineered greenhouses equipped with black out film and air filtration systems. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. Less than Significant Impact with Mitigation Measures	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to <u>Aesthetics</u> , <u>Air Quality</u> , <u>Cultural Resources</u> , <u>Biological Resources</u> , <u>Geology & Soils</u> , <u>Hazards & Hazardous Materials</u> , <u>Hydrology/Water Quality</u> , <u>Noise</u> , <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. Less than Significant with Mitigation Incorporation	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, <u>Air Quality</u> , <u>Biological Resources</u> , <u>Hazards & Hazardous Materials</u> , <u>Transportation</u> and <u>Noise</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant. Less than Significant with Mitigation Incorporation	All

* Impact Categories defined by CEQA

**Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Cobb Mountain Area Plan
5. Grizzly Ranch, LLC Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps

7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Site Assessment; Prepared by Northwest Biosurvey, Inc. dated May 30, 2020.
14. Cultural Resource Evaluation – John W. Parker., dated June 8, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Northshore Fire Protection District
38. Site Visit – July 17, 2020