COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Planning Department · Building Department · Code Enforcement
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Scott De Leon
Interim Community Development Director

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Dated: May 2, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-61

1. Project Title:	Bottle Rock Farms FJA Trust
2. Permit Number:	Major Use Permit, UP 19-42 Initial Study, IS 19-61
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Sateur Ham, Assistant Planner (707) 263-2221
5. Project Location(s):	9900 and 10030 Bottle Rock Road, Kelseyville, CA 95451 APNs: 011-057-220 (45.6 acres) and 011-057-230 (47.7)
6. Project Sponsor's Name/Address:	Bottle Rock Farms FJA Trust/Jennifer Berg 315 College Avenue Santa Rosa, CA 95401
7. General Plan Designation:	Rural Lands (RL)
8. Zoning:	"RL-B5-SC"; Rural Lands – Special Lot Size/Density Combining District– Scenic Combining
9. Supervisor District:	District Five (5)
10. Flood Zone:	Zone D
11. Slope:	Varied; cultivation sites are less than 10%
12. Fire Hazard Severity Zone:	SRA – Very High Fire Risk
13. Earthquake Fault Zone:	Yes (Linear Fault on APN 011-057-22 just north of cultivation area)
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Sizes:	93.3± acres total

16. Environmental Setting and Existing Conditions

The proposed Bottle Rock Farms FJA Trust cannabis project is located approximately 5.3 miles southeast of Kelseyville, (Section 7, Township 12N, Range 08W, Mount Diablo Base, and Meridian, in the Kelseyville USGS 7.5minute quadrangle). The proposed project is located in the Kelseyville Planning Area. The proposed project area is within the Cole Creek watershed (HUC-12180201160310). An unnamed Class II tributary to Cole Creek, located over 100 feet west of the proposed cultivation areas, flows through the property from south to north.

The proposed cultivation areas would be located within existing 3-acre clearings (one on each parcel) that were established under the permitting authority of CalFire as a "less than 3 Acre conversion exemption".

The site is accessed via Nancy Drive, an unpaved road, off of Bottle Rock Road, a county-maintained asphalt road. The project parcels include an existing 1,200 square feet residence with leach field, 6,000 square feet agricultural exempt building, internal graveled access roads, and a well with pump.

A drone image provided by the client shows the 3-acre clearing on Assessor's Parcel Number (APN) 011-057-22 (Figure 1) and the 3-acre clearing on APN 011-057-23 can be seen on the Lake County Parcel viewer (Figure 2).

Figure 1. Image of existing 3-acre clearing on APN 011-057-22

Figure 2. Image of existing 3-acre clearing on APN 011-057-22

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

Bottle Rock Farms FJA Trust is seeking discretionary approval from Lake County for a Major Use Permit for commercial cannabis cultivation located at 9900 and 10030 Bottle Rock Road, Kelseyville (APN(s): 011-057-22 and 011-057-23, respectively), as follows:

The applicant proposes two (2) acres (87,120 square feet) of medicinal commercial cannabis canopy area on APN: 011-057-22 and two (2) acres (87,120 square feet) of adult-use commercial cannabis canopy area on APN: 011-057-23, for a total of four (4) acres of outdoor canopy area. The applicant proposes the outdoor cultivation for cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time. The project would include a new 4,750 square feet processing building on APN 011-057-22 and a 1,000 square feet immature plant area. The immature plants will be housed within a temporary structure and will act as a holding area before transplanting to the proposed cultivation location.

The proposed cultivation areas would be located within existing 3-acre clearings. Each clearing would include two (2), 1-acre cannabis gardens, for a total of four (4) acres of the canopy within six (6) acres of cultivation area. The 1,000 square feet immature plant area would be located within the cultivation areas. No permanent greenhouses are proposed as part of the cultivation operations, however, a temporary structure is proposed for approximately 30 days within a year for immature plants. (Figure 3)

The 4,750 square foot processing building would be used for the storage, drying, and trimming of cannabis. The building will include an ADA restroom. No cultivation would occur in this building. Electricity for the processing building would be provided by solar power with emergency backup electricity provided by a diesel generator. An existing well would serve the cultivation operation. Stormproof sheds or storage containers would be installed inside each cultivation compound. Employees would use the existing driveway for parking and

staging. Employees would have access to a portable chemical toilet located at each of the cultivation areas.

Mature plants would be grown outdoor within fenced garden compounds. Cultivation would occur in full sunlight in amended native soil. According to the Property Management Plan, approximately 4,000 cubic yards of soil would be imported and tilled into the soil for the entire cultivation. "Auto-flowering" cultivars of cannabis would be grown, which have a transplant-to-harvest cycle of approximately 10 weeks. Two crops would be harvested from each garden each year. The irrigation system for the cultivation operation would use water supplied by an existing well and a pump located in the central portion of the property. The water would be pumped via underground PVC piping to 5,000-gallon storage tanks. Irrigation would be provided via black poly tubing and drip tape (drip irrigation). A mixing tank may be used to add liquid fertilizers and other amendments to the irrigation water. A soil stockpile and compost pile would be established adjacent to each cultivation area.

The project also proposes:

- Stormproof sheds or shipping containers within each cultivation Area
- Portable toilets
- (1) 3,000-gallon, fiberglass, fire suppression water tank
- (1) existing on-site well
- (6) 5,000-gallon water storage tanks for irrigation
- Employee parking spaces
- Onsite, gravel access roads
- Solar panels

Grading and vegetation removal would be required to construct the proposed processing building.

The proposed cannabis cultivation would be set back a minimum of 100 feet from the top of the bank of the unnamed Class II watercourse in the vicinity of the project site.

According to the Site Management Plan and the Property Management Plan, fertilizers, pesticides, and petroleum products would be stored, within the proposed storage structures, with compatible chemicals, and outside of riparian setbacks. All waste would be kept in a secured area and regularly hauled off-site to be disposed of properly at an appropriate waste disposal facility. Any plant waste would be chipped/mulched and spread around the cultivation area.

Water for cultivation activities would be supplied from one existing permitted groundwater well (DWR Well Completion Report 824915). The well is located at latitude 38.9087, longitude -122.7899 is approximately 450 feet in depth, and was drilled in 2003. A new well yield test was conducted by Hurvitz Environmental Services Inc. (HES) in January 2020; the well has an estimated yield of 9.0 gallons per minute (GPM).

Water would be pumped from the well to 5,000-gallon water tanks and then delivered to the plants utilizing drip irrigation techniques. According to the Water Use / Water Availability Study prepared for the project by Hurvitz Environmental Services Inc. (HES) on January 27, 2020, The estimated demand for the entire site including the proposed project, residential use, and employee use, is approximately 4.29 acre-feet/year. The water usage for the proposed cultivation would be approximately 3.37 acre-feet/year. The peak daily demand would be approximately 6,800 gallons.

According to the project descriptions submitted with the application and the Property Management Plan, onsite power would be supplied by solar power until a new electrical service is installed through PG&E. Solar power would be used to power all ancillary electric equipment which includes a processing building, well pump, security cameras, and security lights. Cannabis would be cultivated outdoors with no supplemental lighting. A solar system would be installed on the proposed processing building to power the operations at 9900 Bottle Rock Road and a solar system would be installed on the residence to power the operations at 10030 Bottle Rock Road. Backup generators would be used for emergency outages only.

According to the Site Management Plan and Water Use/Water Availability Study, the proposed project would require two (2) full-time managers as well as six (6) part-time employees, and cultivation operation will be operated by three people, typically, per day. Operations would occur up to seven (7) days per week with cultivation operations occurring approximately from March to November every year. Hours of operation for the proposed activities would typically be between 7:00 AM and 5:00 AM daily. The Lake County Zoning Ordinance restricts deliveries and pickups to 9:00 AM-7:00 PM Monday through Saturday and Sunday from 12:00 PM to 5:00 PM.

The cultivation operation is accessed by a private gravel road, which spans 350+ feet from Nancy Drive. Dense vegetation obscures the view of the cultivation compounds from public view. Redwood fencing and a KnoxBox are required at the gated entrance to the private gravel road bars public access to the residence and cultivation compounds. Each cultivation compound would be fully secured with 6-foot tall deer fencing.

According to the Site Management Plan and the Property Management Plan, the following erosion control measures shall be followed:

- Preserve existing vegetation where required and when feasible;
- Apply temporary erosion control to exposed areas. Reapply as necessary to maintain effectiveness;
- Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain stability. Implement erosion control before the defined rainy season;
- Control erosion in concentrated flow paths by applying erosion control devices; and
- Divert run-on and stormwater generated from within the facility away from all erodible materials.

Post - Construction

- Hours of operation would be 7:00 AM to 5:00 PM
- Two (2) full-time and six (6) seasonal employees
- Trips per day estimated at 5 to 12 Average Daily Trips (ADT) plus an estimated 2 trips per week for deliveries
- Chemicals, fuel, and fertilizer to be stored in on-site storage buildings
- Solar power is proposed with backup generators
- The existing well would be used for irrigation in combination with 5,000-gallon storage tanks.

Bottle Rock Farms JFA Trust is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low-Risk coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC420540. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP) (the SMP and NMP have been submitted as part of the application materials). The purpose of the SMP is to identify the Best

Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective of water quality. The SMP and NMP are required before commencing cultivation activities and were submitted with the application materials.

A Biological Site Assessment and Cultural Resources Assessment for the proposed project was conducted by Natural Investigations Company, dated September 23, 2019.

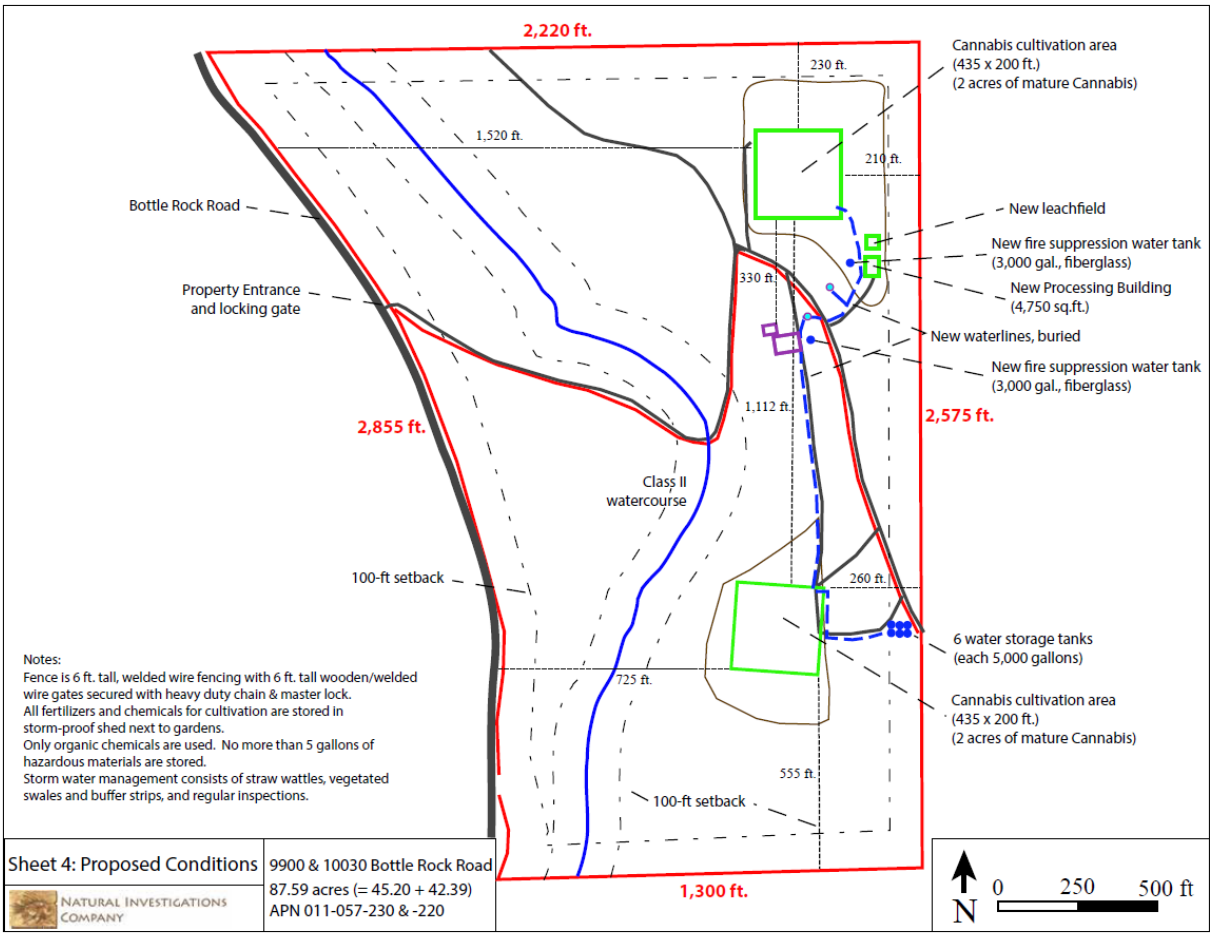


Figure 3. Proposed Site Plan

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

North: Rural Lands (RL) zoned properties

South: Rural Lands (RL), Open Space (O), and Timberland Protection Zone (TPZ) zoned properties

East: Rural Lands (RL) zoned properties

West: Rural Lands (RL) zoned properties

Figure 4. Zoning of Project Parcels (APN 011-057-22 &011-057-23) and Surrounding Properties)

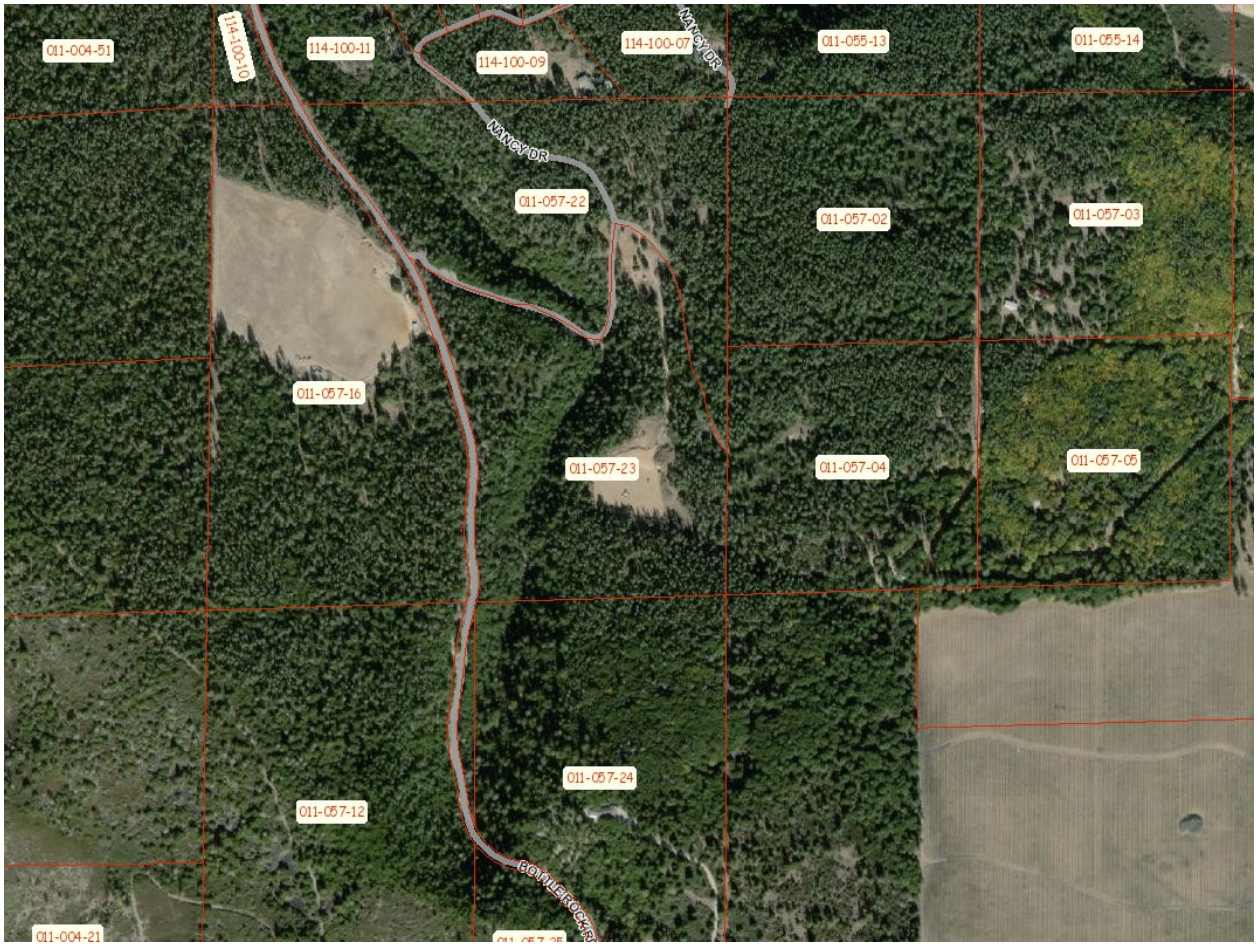


Figure 5. Aerial Photo of Project Parcels (APN 011-057-22 &011-057-23) and Surrounding Properties)

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

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

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

    Notification of the project was sent to local tribes on April 24, 2020. The Middletown Rancheria Tribal Historic Preservation Department (Department) responded with a letter dated May 19, 2020, and determined that "*The Middletown Rancheria (Tribe) conducted a site visit with the applicant regarding the proposed above-mentioned project on May 19th, 2020…Through participation in this sensitivity training with the applicant, Tribal concerns regarding the project have been properly addressed. The Tribe is comfortable with the project moving forward under the mutual understanding that the Tribe is contacted should there be any inadvertent discoveries.*"

20. **Attachments:**

- **Attachment A-** Project Description and Project Management Plan
- **Attachment B-** Proposed Site Plans
- **Attachment C-** Biological Site Assessment
- **Attachment D-** Water Use and Water Availability Analysis
- **Attachment E-** Site Visit Photos
- **Attachment F-** Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☒ **Aesthetics**	☐ Greenhouse Gas Emissions	☐ Population / Housing
☐ Agriculture & Forestry	☒ **Hazards & Hazardous Materials**	☐ Public Services
☒ **Air Quality**	☒ **Hydrology / Water Quality**	☐ Recreation
☒ **Biological Resources**	☐ Land Use / Planning	☐ Transportation
☒ **Cultural Resources**	☐ Mineral Resources	☒ **Tribal Cultural Resources**
☒ **Geology / Soils**	☒ **Noise**	☐ Utilities / Service Systems
☒ **Wildfire**	☐ Energy	☒ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Sateur Ham, Assistant Planner

SIGNATURE Date: May 2, 2021

Scott DeLeon – Interim Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant

with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

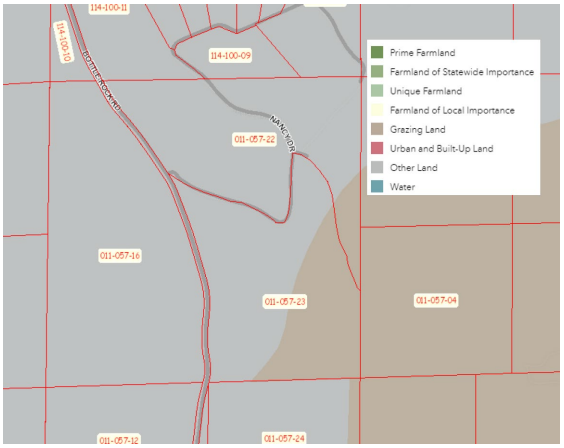
8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially significant impact
2 = Less than significant with mitigation incorporation
3 = Less than significant impact
4 = No impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
I. AESTHETICS *Would the project:*						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is accessed by a private driveway off of Nancy Drive which is accessed from Bottle Rock Road. The project site	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**
					location is within the scenic combining district per local zoning designation, however, the project is surrounded by densely vegetated hillsides of chamise brush which would act as a natural screen. Due to the rural nature of the site, and because it is visually protected by the natural topography and surrounding vegetation, the cultivation activities would not be visible from public roads. The proposed activities are agricultural and are consistent with the past use of the property as well as the surrounding existing uses. In addition, project location just immediately outside of the setbacks designated as the scenic corridors set by the local zoning combining district. **Less than significant impact.**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		See response I(a). The project parcel has a Scenic Corridor (SC) combining zone designation. Agricultural activities are permitted uses within the SC zone. The site is not located along a state scenic highway. State Highway 20, located 1.3 miles northwest of the proposed project, is eligible to be designated. The project is not visible from State Highway; therefore, no impact would occur. **Less than significant impact.**	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The site is located in a rural, unincorporated area of Lake County southeast of Kelseyville and is situated in a manner that makes it difficult or impossible to be seen from Bottle Rock Road. There is dense underbrush between the road and the cultivation areas, and the terrain further conceals the cultivation areas from the road. The project is consistent with the property zoning and general plan land use designations in the area. **Less than significant impact.**	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor cultivation operation. The following mitigation measures have been implemented that would reduce the impacts to less than significant: **<u>AES-1</u>: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.** **Less than significant impact with mitigation measure AES-1 added.**	1, 2, 3, 4, 5, 6, 9
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the				X	The property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Per the Farmland Mapping and Monitoring Program, the proposed project is located on land classified as "Other Land". Additionally, site soils are comprised of Bottlerock-Glenview-Arrowhead complex 5 to 30 percent slopes (Map Unit Symbol 117), are considered "Not Prime Farmland". Therefore, this	1, 2, 3, 4, 7, 8, 11, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
California Resources Agency, to non-agricultural use?					proposed project would not convert farmland that is high-quality farmland to non-agricultural use.  *Figure 6. Farmland Mapping and Monitoring Program designation for "other land".* **No impact.**	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The site is not under a Williamson Act contract. The cultivation site is not located within a Lake County Farmland Protection Zone and is not within 1-mile of the Farmland Protection Zone. The cultivation portion of the site would not interfere with the ability of the owner or neighbors to use the non-cannabis land for more traditional crop production. The site is zoned Rural Land (RL), which is a designated zone for agriculture, including cannabis cultivation. **No impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The property is zoned Rural Land (RL) and does not contain forest land. Therefore, the proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). **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	Please see the response to Section II (c). The project would not result in the loss or conversion of forest land to non-forest use. **No impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. **No impact**.	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources	1, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity. Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County. Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from the construction and operation of the proposed project. Construction impacts, which are limited to building the processing building and preparing soils for planting, would be temporary and would occur over about a 4 to 6 week period. Ongoing field management is considered an operational, not construction, activity. Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation/construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be limited during periods of high winds (over 15 mph). All visibly dry, disturbed soil and road surfaces would be watered to minimize fugitive dust emissions. Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, the implementation of mitigation measures below would further reduce air quality impacts to less than significant. **<u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and any diesel-powered equipment and/or other equipment with the potential for air emissions or provide proof that a permit is not needed.** **<u>AQ-2:</u> All mobile diesel equipment used must comply with state registration requirements. Portable and stationary diesel-powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.** **<u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					in order to complete an updated Air Toxic emission Inventory. **<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.** **<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all-weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **<u>AQ-6</u>: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain the graveled area to reduce fugitive dust generations.** **Less than significant impact with mitigation measures AQ-1 through AQ-6 incorporated.**	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The County of Lake is in the attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and the use of generators is only allowed during a power outage or emergency basis. On-site construction is likely to occur over a relatively short period (estimated 4 to 6 weeks) with minor grading. The potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards. **Less than significant impact.**	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located approximately 500 feet northwest of the cultivation site. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would only be applied during the growing months and applied carefully to individual plants. The cultivation area would be surrounded by a tarped fence which would prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite. **Less than significant impact.**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

<table>
<tr><th>IMPACT CATEGORIES*</th><th>1</th><th>2</th><th>3</th><th>4</th><th>All determinations need explanation. Reference to documentation, sources, notes, and correspondence.</th><th>Source Number**</th></tr>
<tr><td>d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?</td><td></td><td>X</td><td></td><td></td><td>See response III(c). Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. Implementation of mitigation measures would reduce air quality impacts to less than significant.

An air quality assessment is provided in the Property Management Plan. Model output and reports from CalEEMod are provided in the appendix of the air quality assessment. Default values were used unless otherwise indicated. Construction and operational emissions are summarized in the following tables. The results are expressed as a range of potential emissions. To magnify any air quality impacts, the model was run using the worst-case scenarios, and emissions estimates are reported here using the unmitigated emissions values. The main sources of construction emissions are exhaust from heavy equipment and tailpipe emissions from cars and trucks. In the operational phase, no direct emissions will occur. Electrical consumption will contribute incrementally, but not significantly, to greenhouse gas generation.

Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds established by BAAQMD.

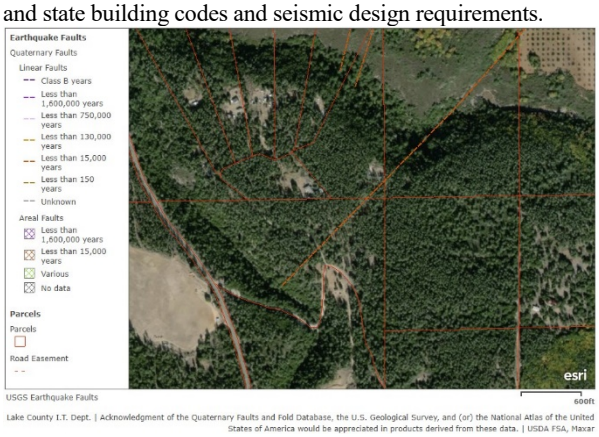
Comparison of Daily Construction Emissions Impacts with Thresholds of Significance
<table><tr><th>Criteria Pollutants</th><th>Project Emissions unmitigated (pounds/day)</th><th>BAAQMD Threshold (pounds/day)</th><th>Significance</th></tr><tr><td>ROG (VOC)</td><td>1 to 10</td><td>54</td><td>Less than significant</td></tr><tr><td>NO_x</td><td>10 to 20</td><td>54</td><td>Less than significant</td></tr><tr><td>CO</td><td>10 to 30</td><td>548</td><td>Less than significant</td></tr><tr><td>SO_x</td><td>< 1</td><td>219</td><td>Less than significant</td></tr><tr><td>Exhaust PM_{10}</td><td>1 to 10</td><td>82</td><td>Less than significant</td></tr><tr><td>Exhaust $PM_{2.5}$</td><td>1 to 10</td><td>54</td><td>Less than significant</td></tr><tr><td>Greenhouse Gasses (CO_2e)</td><td>2,000 to 3,500</td><td>No threshold established</td><td>Less than significant</td></tr></table>
Comparison of Daily Operational Emissions Impacts with Thresholds of Significance
<table><tr><th>Criteria Pollutants</th><th>Project Emissions unmitigated (pounds/day)</th><th>BAAQMD Threshold (pounds/day)</th><th>Significance</th></tr><tr><td>ROG (VOC)</td><td>1 to 10</td><td>54</td><td>Less than significant</td></tr><tr><td>NO_x</td><td>1 to 5</td><td>54</td><td>Less than significant</td></tr><tr><td>CO</td><td>1 to 10</td><td>548</td><td>Less than significant</td></tr><tr><td>SO_x</td><td>< 1</td><td>219</td><td>Less than significant</td></tr><tr><td>PM_{10} (total)</td><td>1 to 5</td><td>82</td><td>Less than significant</td></tr><tr><td>$PM_{2.5}$ (total)</td><td>1 to 5</td><td>54</td><td>Less than significant</td></tr><tr><td>Greenhouse Gasses (CO_2e)</td><td>1 to 20</td><td>No threshold established</td><td>Less than significant</td></tr></table>
Comparison of Annual Operational Emissions Impacts with Thresholds of Significance
<table><tr><th>Criteria Pollutants</th><th>Project Emissions (tons/year)</th><th>BAAQMD Threshold (tons/year)</th><th>Significance</th></tr><tr><td>ROG (VOC)</td><td>0 to 1</td><td>10</td><td>Less than significant</td></tr><tr><td>NO_X</td><td>0 to 1</td><td>10</td><td>Less than significant</td></tr><tr><td>CO</td><td>0 to 1</td><td>100</td><td>Less than significant</td></tr><tr><td>SO_X</td><td>0 to 1</td><td>40</td><td>Less than significant</td></tr><tr><td>PM_{10}</td><td>0 to 1</td><td>15</td><td>Less than significant</td></tr><tr><td>$PM_{2.5}$</td><td>0 to 1</td><td>10</td><td>Less than significant</td></tr><tr><td>Greenhouse gasses (as CO_2 or methane)</td><td>1 to 100</td><td>10,000</td><td>Less than significant</td></tr></table>
The proposed cultivation would generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.) and vehicular traffic associated with staff communicating and delivery/pickups.</td><td>1, 2, 3, 4, 5, 21, 24, 31, 36</td></tr>
</table>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Less than significant impact with mitigation measures AQ-1 and AQ-6.	
IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A Biological Site Assessment (BSA) was prepared by Natural Investigations Company, September 23, 2019. Reconnaissance-level field surveys were conducted on September 12-13, 2019. The Project Areas are within existing 3-acre clearings (one on each parcel) that were established under the permitting authority of CalFire as a "less than 3 Acre Conversion Exemption" before the Biological Assessment was conducted. The proposed project area is within the Cole Creek Watershed. An unnamed Class II tributary to Cole Creek flows through the property in the northerly. No development is proposed within 100-feet of this tributary. The project area does not contain mapped wildlife corridors or critical habitats for federal or state-listed species. No change to migratory bird patterns is anticipated from the impacts of this proposed project. All cultivation would be located outside of a 100-foot setback from any watercourse. No water courses or sensitive aquatic or terrestrial habitat exists within the project area that would be impacted by the proposed cultivation. There are no wetlands within the proposed cultivation area. Cultivation operations on the parcels would be installed on land previously cleared of vegetation as "Less Than 3-Acre Conversion Exemption" under the authority of Cal Fire. No additional vegetation would be removed or disturbed for this project. The BA concluded that no special-status species were detected within the Study Area. Regionally-occurring special status plants could be present on the obsidian soils of the closed-cone pine forest habitat, primarily Greene's narrow-leaved daisy. The mature trees in the Study Area have a moderate potential to harbor special status bats, primarily hoary bat, and western red bat. The Study Area contains suitable nesting habitats for various bird species because of the presence of trees and poles. However, no nests or nesting activity was observed in the Project Area during the field survey. The proposed project does not propose the removal of trees, some vegetation removal may be necessary for the construction	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34

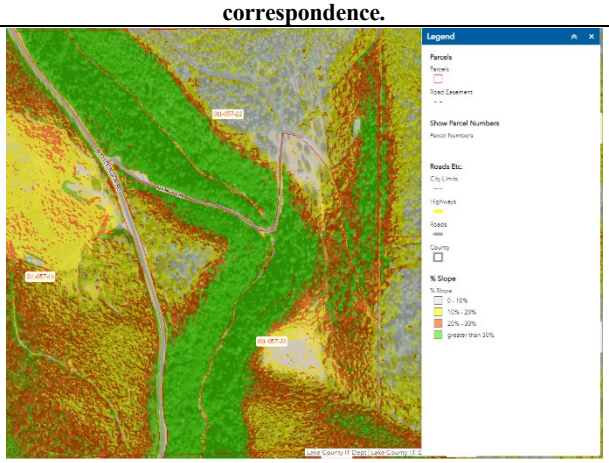
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					of the processing building, it is recommended that trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the Project Area during the construction of the project, CDFW should be consulted to develop measures to avoid "take" active nests before the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. **BIO-1: If the establishment of cultivation operations requires the destruction of closed-cone pine forest habitat, a pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present. If any listed species or special-status species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.** **BIO-2: If construction activities require the removal of trees or shrubs or disturbance to riparian habitat, and if these activities occur during the nesting season (usually March to September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" active nests prior to the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.** **Less than significant impact with mitigation measures BIO-1 through BIO-2 incorporated.**	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			The parcel contains an intermittent Class II watercourse. No development is proposed within 100-feet, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a Property Management Plan and Site Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the project area. Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan and Site Management Plan. Measures include straw wattles, vegetated swales, and buffer strips. In addition, the BA concludes the Study Area is not inside any federally designated critical habitat. The Project Area contains no special-status habitats, but special-status habitats are directly adjacent to some project areas. **BIO-3: If the establishment of cultivation operations requires the destruction of undisturbed closed-cone pine**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 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**
					forest habitat, a botanical survey should be conducted to identify if any special-status plant species are present and to delineate sensitive and non-sensitive plant habitat at a finer scale, which may reduce the overall area needed for protection. **<u>BIO-4</u>: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.** **Less than significant impact with mitigation measures BIO-3 through BIO-4 incorporated.**	
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 BA, there are no wetlands and vernal pools or other isolated wetlands in the Study Area. Therefore, project implementation would not directly impact any wetlands. **Less than significant impact.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The BA stated that no specific wildlife corridors exist within or near the Study Area, but the large open spaces on the property allow for ample animal movement. Implementation of the proposed project would necessitate the erection of security fences around the cultivation compounds. These fences do not allow animal movement and may act as a local barrier to wildlife movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. Implementation of the project would not 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. Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **Less than significant impact.**	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		This project does not conflict with any local policies or ordinances protecting biological resources. The project does not propose to remove trees or vegetation. There are no mapped sensitive species on the site. Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **Less than significant impact.**	1, 2, 3, 4, 5, 11, 12, 13
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	No special conservation plans have been adopted for this site and no impacts are anticipated. **No impact.**	1, 2, 3, 4, 5, 13
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resources Assessment was conducted by Natural Investigations Company dated September 23, 2019. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) on September 9, 2019. The Native American Heritage Commission (NAHC) also conducted a Sacred Lands File (SLF) search of the Project Area on August 26, 2019.	1, 3, 4, 5, 11, 14c, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Finally, Natural Investigations conducted a pedestrian survey of the proposed project area on September 13, 2019. The surveyed area encompasses the proposed project area. The remaining 73.09 acres, outside of the proposed project area, were not surveyed because extremely dense vegetation made the area inaccessible at the time of the field visit. The surveyed portion of the Project Area includes the entire 6-acre footprint of proposed project-related ground disturbance. No cultural resources of any kind have been previously recorded within the proposed project area, or within the 0.25-mile records search radius. The SLF search returned negative results for tribal cultural resources within the Project vicinity. No prehistoric or historic-era archaeological sites or ethnographic sites were identified during the field survey. It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction. **<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.** **<u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **Less than significant impact with mitigation measures CUL-1 through CUL-2 incorporated.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See response to Section V(a). **Less than significant impact with mitigation measures CUL-1 through CUL-2 incorporated.**	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			The Cultural Study stated that it was unlikely that any significant findings, including human remains, appear likely on this site. **<u>CUL-3:</u> In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.** **Less than significant impact with mitigation measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY *Would the project:*						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of			X		Onsite power would be supplied by solar power. Solar power would be used to power all ancillary electric equipment which includes a processing building, well pump, security cameras, and security lights. Cannabis would be cultivated outdoors with	5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
energy, or wasteful use of energy resources, during project construction or operation?					no supplemental lighting. The proposed stormproof sheds or storage containers would not be supplied with power. **Less than significant impact.**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance for outdoor cultivation. **Less than significant impact.**	1, 3, 4, 5
VII. GEOLOGY AND SOILS *Would the project:*						
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> Lake County contains numerous known active faults. There is a mapped linear fault that runs through the cultivation site on APN 011-057-22 (see Figure below). 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 California Building Code construction standards. To construct the proposed processing building, the applicant would be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and seismic design requirements.  <u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines, and Geology, the area is considered generally stable. **Less than significant impact.**	1, 2, 3, 4, 5, 18, 19
b) Result in substantial soil erosion or the loss of topsoil?		X			Major grading is not proposed. The applicant would need to import soil for the cultivation activity; however, this would not have any effect on the potential for erosion or the loss of topsoil. The proposed processing building would require grading and the applicant would need to obtain a grading and building permit from the Lake County Community Development Department before construction. In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low-Risk coverage under Order No. WQ 2019-001-DWQ (General	1, 3, 4, 5, 19, 21, 24, 25, 30

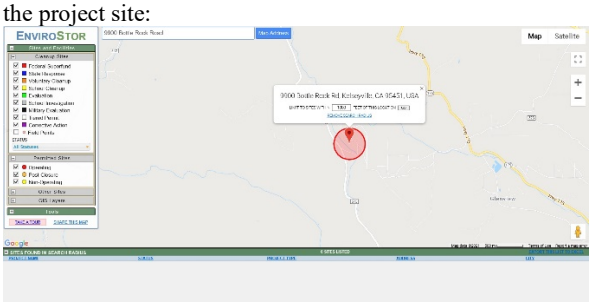
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Order). The purpose of the SMP is to identify the Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. **<u>GEO-1</u>: Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.** **<u>GEO-2</u>: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.** **<u>GEO-3</u>: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.** **<u>GEO-4</u>: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit 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 the 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.** **Less than significant impact with mitigation measures GEO-1 through GEO-4 incorporated.**	
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		The project site is not identified as containing landslides or other unstable geologic conditions. The proposed cultivation sites are located within an area cleared and in areas with less than 20 percent slopes (Figure 7). There is a less than significant chance of landslide, subsidence, liquefaction, or collapse as a result of the proposed project.	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					 *Figure 7. Percent Slope Across the Project Parcels.* **Less than significant impact.**	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X			The Uniform Building Code is a set of rules that specify standards for structures. No structures are proposed that would require a building permit. Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Cultivation activities proposed in the application would occur on one type of soil: Bottlerock-Glenview-Arrowhead complex 5 to 30 percent slopes (Map Unit Symbol 117), according to the Soil Survey of Lake County and the USDA Web Soil Survey website. Soil Type 117 is comprised of very gravelly loam, very gravelly sandy clay and clay loam, gravelly loam, clay loam, and bedrock and would have a moderate shrink-swell potential due to the gravel in the composition. Any new construction requiring a building permit, such as the proposed processing building, would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils if they are found to exist with a site-specific study.  *Figure 8. Soil Types.*	5, 7, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<u>GEO-5</u>: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements. **<u>GEO-6</u>: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standards. Please contact the Lake County Community Development Department's Building Division for more information.** **Less than significant impact with mitigation measures GEO-5 through GEO-6 incorporated.**	
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 wastewater?			X		The proposed project would be served by a portable toilet located at each of the cultivation sites. If a new ADA restroom with a handwashing station is required to be installed in the proposed processing building, this restroom would require a new onsite wastewater treatment septic system. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, the Lake County Division of Environmental Health requires a Site Evaluation to determine the suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. The proposed system would be located in an area of Type 117 soils. According to the USDA Soil Survey, this soil has a moderately low to high infiltration rate that could support a septic system. Therefore, the Proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the County Division of Environmental Health. **Less than significant impact.**	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	The project site does not contain any known unique geologic features or paleontological resources. Disturbance of these resources is not anticipated. **No impact.**	1, 2, 3, 4, 5, 14, 15
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that can trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG	1, 3, 4, 5, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					emissions. The primary GHGs that are of concern for development projects include Carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). CO_2, CH_4, and N_2O occur naturally, and through human activity. Emissions of CO_2 are largely by-products of fossil fuel combustion and CH_4 results from off-gassing associated with agricultural practices and landfills. CO_2 is the most common GHG emitted by human activities. In general, greenhouse gas emissions come from construction activities (vehicles) and post-construction activities (vehicles primarily). Construction activities on this site would be minimal. Burning plant material is prohibited in Lake County and projected trips generated would be between 5 to 12 trips per day during and after construction. The cultivation areas would not have specific greenhouse gas-producing elements and the cannabis plants would, to a small degree, help capture CO_2. **Less than significant impact.**	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions**.** **No impact.**	1, 3, 4, 5, 36
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide, and equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals would be stored and locked in a secured building on site. Bulk fertilizers would be incorporated into the soil shortly after delivery and would not typically be stockpiled/stored on site. Should bulk fertilizers need to be stockpiled, they would be covered with a tarp and secured with ropes and weights. Dry and liquid fertilizers would be stored in a stormproof shed inside each cultivation compound. Additionally, according to the applicant, pesticides and fertilizers would be stored within one of the stormproof storage sheds or storage containers, in their original containers with labels intact, and according to the product labeling. Agricultural chemicals and petroleum products would be stored in secondary containment, within separate storage structures, with compatible chemicals and to promote chemical compatibility. The pesticide, fertilizer, chemical, and petroleum product storage buildings would have impermeable floors. The storage buildings would be located over 100-feet from the Class II watercourse. The project would 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. Any petroleum products brought to the site, such as gasoline or	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					diesel to fuel construction equipment, would be stored under cover and in State of California-approved containers. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses. Cannabis waste, as appropriate, would be chipped and spread on-site; burning cannabis waste is prohibited in Lake County. Spill containment and the cleanup kit would be kept on-site in the unlikely event of a spill. All employees would be trained to properly used all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste. 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. **HAZ-1: All equipment will be maintained and operated 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. 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.** **HAZ-2: 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.** **Less than significant impact with mitigation measures HAZ-1 through HAZ-2 incorporated.**	
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		Refer to Section IX (a). The pesticides and fertilizers proposed would be stored in a secure building. The site preparation would require some construction equipment and would last for about 4 weeks. All equipment staging shall occur on previously disturbed areas on the site. As stated above, a spill kit would be kept on-site in the unlikely event of a spill. 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. **HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.**	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<u>HAZ-4</u>: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements. **<u>HAZ-5</u>: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.** **<u>HAZ-6</u>: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.** **Less than significant impact with mitigation measures HAZ-1 through HAZ-6 incorporated.**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No impact.**	1, 2, 5
d) Be located on a site that 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 California Environmental Protection Agency (CalEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks, and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:  The project site is not listed in any of these databases as a site containing hazardous materials as described above. **No impact.**	2, 40
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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with adopted emergency response or evacuation plan. **No 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 site is mapped as being a very high fire risk, however, the project would not further heighten fire risks on the site. The project is located on a ridge and would remove the existing brush, thus reducing the fuel load. The area the cultivation activity would occur has a low fuel load based on the lack of shrubs and trees. Additionally, the project proposes a 3,000-gallon water tank to be used for fire suppression purposes. The applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction is required to be built consistent with current county and State of California Building Code construction standards. To construct the proposed processing building, the applicant would be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements. **Less than significant impact.**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?		X			The proposed project is located in the Kelseyville Planning Area. The proposed project area is within the Cole Creek watershed (HUC-12180201160310). An unnamed Class II tributary to Cole Creek, located over 100 feet west of the proposed cultivation areas, flows through the property from south to north. No development is proposed within 100-feet of this waterbody. Cole Creek is not listed on the California Clean Water Act Section 303(d) List. The Property Management Plan submitted with the application materials address runoff, and certain BMPs during and after construction to reduce impacts associated with water quality. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants. The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. Additionally, straw wattles would be staked around the cultivation areas to provide an additional buffer between the cultivation area and surface waters. The proposed project would be served by a portable toilet located at each of the cultivation sites. If a new ADA restroom with a handwashing station is required to be installed in the proposed processing building, this restroom would require a new onsite wastewater treatment septic system. If a new septic system is proposed it must adhere to all federal, state, and local regulations regarding wastewater treatment and water usage requirements. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. A permit from Lake County is required to install a new septic system. Prior to applying for a permit, the	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Lake County Division of Environmental Health requires a Site Evaluation to determine the suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. **<u>HYD-1</u>: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.** **Less than significant impact with mitigation measure HYD-1 incorporated.**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The proposed project would use water from an existing, onsite, permitted, metered well. The meter measures the total gallons pumped and can be used to determine the discharge rate. The project appears to be located in the Big Valley Groundwater Management Plan Area in the Lake County Groundwater Management Plan. The Big Valley Basin is the source of water supply for Kelseyville and is the largest agricultural area in Lake County. The agricultural demand on groundwater in the Basin is approximately 2,369 acre-feet for an average year. Basin Management Objectives outlined in the GMP for Big Valley primarily focus on increased monitoring and information gathering, in addition to maintaining groundwater levels to assure adequate irrigation and domestic water supply in the area. The well to be used for cultivation activities is approximately 450 feet deep and was drilled in 2003. A Water Use / Water Availability Study was prepared for the project by Hurvitz Environmental Services Inc. (HES) on January 27, 2020. As part of the study. HES conducted a 6-hour, well yield test and drawdown on January 13, 2020. The yield was determined to be 9.0 gallons per minute (GPM) and the water levels fully recovered from drawdown due to 6-hours of pumping after 17 hours. According to the Water Use / Water Availability Study, the estimated demand for the entire site including the proposed project, residential use, and employee use, is approximately 4.29 acre-feet/year. The water usage for the proposed cultivation would be approximately 3.37 acre-feet/year. The peak daily demand would be approximately 6,800 gallons. Based on the results of the pump test we estimate that it will take approximately 11-12 hours of pumping from the project well to meet the site's peak daily water demand and only 9-10 hours to meet the average groundwater demand during the growing season. Therefore, based on good yield and recovery measurements it appears that the well can sustainably produce the water required to meet the proposed project's water demand. The site demand would be approximately 4.29 acre-feet/year. This represents 0.2 % of total agricultural demand in the basin in an average year. Additionally, the depth of the well (450-feet) proposed for cannabis use in this project is consistent with other depths of irrigation wells in the Big Valley groundwater basin.	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					In addition, the applicant plans to incorporate rainwater catchment tanks to capture rainwater off the roof of the residence and proposed a processing building to offset the well water use. The total roof area is approximately 7,200 sq. ft. and has the potential to capture approximately 0.33 acre-feet/year. Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin. **HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. 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.** **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 began at least three months before 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 and/or upon made upon request.** **HYD-4: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulations and conform to all building codes.** **Less than significant impact with mitigation measure HYD-2 through HYD-4 incorporated.**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner that 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			X		The proposed cultivation would be located on a ridge in flat areas outside of drainage setbacks. The cultivation would require no grading, only tilling and preparation for planting in the ground and would maintain riparian buffers and grading setbacks of 100 feet. Construction of the proposed processing building would require grading outside of riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths. (i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion control plan and SWRCB Cannabis General Order. (ii)&(iii) The proposed project is outdoor cultivation with a minor increase in impervious surfaces associated with the stormproof sheds, six 5,000 gallon water tanks, one 3,000 gallon fire suppression tank, and 4,750 sq. ft. processing building, totaling approximately 6,300 sq. ft. The new impervious surface represents less than 0.15% of the parcel area. Thus, the project would not increase the rate or amount of surface runoff or create or contribute to runoff water which would exceed the capacity of an existing drainage system.	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**
sources of polluted runoff; iv) Impede or redirect flood flows?					(iv) The proposed cultivation area is within a FEMA Zone D, areas of possible but undetermined flood hazards. The project is located on a flat ridge that would not impede or redirect flood flows. **Less than significant impact.**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The proposed cultivation areas are not located in a floodplain, tsunami, or seiche zone. **Less than significant impact.**	1
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed use would not conflict with or obstruct the implementation of water quality control plan or groundwater management plan as all hazardous materials including pesticides and fertilizers would be stored in a locked/secured shed, and would meet all Federal, State, and Local agency requirements for hazardous material storage and handling. **Less than significant impact.**	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. **No impact.**	1, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, the Kelseyville Area Plan, and the Lake County Zoning Ordinance. **Less than significant impact.**	1, 3, 4, 5, 20, 21, 22, 27
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. Additionally, 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 plans?				X	The County of Lake's General Plan, the Kelseyville 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 *Would the project result in:*						
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			Noise related to outdoor cannabis cultivation typically occurs either during construction or as the result of machinery related to post-construction equipment such as well pumps or emergency backup generators during power outages. Emergency generators are not proposed as part of this project. Power would be supplied by solar power. This project would have some noise-related to site preparation (hours of construction are limited through standard conditions of approval). Although the property size would help to muffle	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					noises heard by neighboring properties, mitigation measures are needed to further limit the potential sources of noise. **<u>NOI-1</u>: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 AM and 7:00 PM, and Saturdays from 12:00 noon to 5:00 PM to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **<u>NOI-2</u>: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 AM to 10:00 PM and 45 dBA between the hours of 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.** **<u>NOI-3:</u> The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.** **Less than significant impact with mitigation measures NOI-1 through NOI-3 incorporated.**	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X		The project is not expected to create significant ground-borne vibration due to construction or post-construction facility operation. There would be some grading required for the proposed processing building, however earth movement is not expected to generate ground-borne vibration or noise levels. The low-level truck traffic during construction and for deliveries would create a minimal amount of ground-borne vibration. **Less than significant impact.**	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?				X	The project is anticipated to induce population growth to the area through employment, however, it is not expected to be substantial the increased employment will be approximately eight (8) employees hired locally. **No impact.**	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project. **No impact.**	1, 3, 4, 5
XV. PUBLIC SERVICES *Would the project:*						
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,			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor. The	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?					Lake County Sheriff's Department, Lakeport Police Department, and other law enforcement agencies were notified of the proposed project. There would not be a need to increase fire or police protection, schools, parks, or other public facilities as a result of the project's implementation. **Less than significant impact.**	
XVI. RECREATION *Would the project:*						
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 would generate business income, an increase in local employment opportunities, and increase public fee and tax revenue which may result in slight increases in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of parks and recreation, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities**.** The project would not have any impact on existing parks or other recreational facilities**.** **No impact.**	1, 2, 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 would not necessitate the construction or expansion of any recreational facilities. **No impact.**	1, 3, 4, 5
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths?			X		According to the application submitted, the project site is accessed by one (1) private driveway directly off Nancy Drive which is accessed off of the county-maintained Bottle Rock Road, a paved public road with at least 10 feet wide travel lanes and 2 feet wide shoulders. The access driveway to the sites has an average width of 14-feet wide. There is a loop turnaround at the southern cultivation site. Proposed turnouts would be located no more than 400 feet apart. There are no bicycle or pedestrian facilities on Bottle Rock Road. **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land-use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land-use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: "*Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact*." The estimated trips per day are 5 to 12 during construction and operation. To date, the County has not yet formally adopted its	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**
					transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant. **Less than significant impact.**	
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project. The proposed use would not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2). **No impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?			X		The proposed project would not alter the physical configuration of the existing roadway network serving the area and would not affect access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CAL FIRE requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan. **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES *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:*						
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		Please see the response to Section V(a). **Less than significant impact.**	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			Please see response to Section V(a). Notification of the project was sent to local tribes on April 24, 2020. The Middletown Rancheria Tribal Historic Preservation Department (Department) responded with a letter dated May 19, 2020, and determined that "*The Middletown Rancheria (Tribe) conducted a site visit with the applicant regarding the proposed above-mentioned project on May 19th, 2020…Through participation in this sensitivity training with the applicant, Tribal concerns regarding the project have been properly addressed. The Tribe is comfortable with the project moving forward under the mutual understanding that the Tribe is contacted should there be any inadvertent discoveries.*" **Less than significant impact with mitigation measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The proposed project would be served by the existing onsite irrigation well. No new wastewater treatment facilities are proposed. The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X		According to the Water Use / Water Availability Study, the existing well can sustainably produce the water required to meet the proposed project's water demand. In addition, the applicants are recommended to have some storage water tanks on-site for irrigation. The applicant is prohibited from trucking in water other than a one-time emergency delivery and only with written permission from the Community Development Department Director or designee. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		Staff would use portable toilets. These would be serviced regularly by a local, licensed service provider. **Less than significant impact.**	2, 5
d) Generate solid waste in excess of State or local standards or excess of the capacity of local infrastructure?			X		According to the Property Management Plan, the site would generate approximately 150 lbs. of solid waste and 1000 lbs. of organic waste, or a total of about 4.8 cubic yards annually. All recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility where it would be sorted and deposited at the Eastlake Sanitary Landfill (Landfill). The Landfill is well below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity to accommodate the solid waste generated by the project. **Less than significant impact.**	1, 2, 3, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant would chip and spread the cannabis waste on-site, and the estimated total amount of solid waste from this project would be approximately 1,150 pounds annually. **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 County uses a standard condition of approval regarding compliance with all Federal, State, and Local management for solid waste. The cultivator would be required to chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is 600 pounds annually. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34, 36
XX. WILDFIRE ***If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:***						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
a) Impair an adopted emergency response plan or emergency evacuation plan?		X			The mapped fire risk on the site is very high. The project site is located in the CalFire State Responsibility Area (SRA) and is subject to all state fire-safe-related codes. Access to the sites is taken from on-site driveways accessed from Nancy Drive which is accessed from Bottle Rock Road. On-site driveways must meet PRC 4290 and 4291 CalFire Standards. The project proposes one 3,000 gallon fire suppression tank and six 5,000 gallon water storage tanks. Should this site need to evacuate, Bottle Rock Road located near the subject site would be the evacuation route. Like much of Lake County, this area is prone to wildfire. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A Approval of this permit would not further exacerbate the risk of wildfire, nor would it interfere with emergency evacuation should this be necessary. **Less than significant impact with GEO-5 and GEO-6 incorporated.**	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		Refer to Section XX (a). Additionally, the cultivation area is on a ridge with a general flat slope. The project proposes to clear some vegetation to construct the proposed processing building, which would reduce fuel for fire suppression. The site driveway allows for fire access. Approval of this project would not increase the fire risk in this area. This particular area has a very high fire risk; however, the cultivation site would help to act as a fire break should one be needed. **Less than significant impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The site is served by Bottle Rock Road, a paved county-maintained road. Access is from Bottle Rock Road to the site is via a 15-foot Nancy Drive and 14-foot average gravel and native material driveway with a turnaround, and turnouts no more than 400-feet apart. No other infrastructural improvements appear to be necessary for this project. **Less than significant impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The site is generally flat near the cultivation areas; there is little chance of risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by this project. **Less than significant impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or		X			Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. However, these impacts would be	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
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?					avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section. **Less than significant impact with mitigation measures AES-1; AQ-1 through AQ-6; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-4; NOI-1 through NOI-3 incorporated.**	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. 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. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. **Less than significant impact with mitigation measures AES-1; AQ-1 through AQ-6; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-4; NOI-1 through NOI-3 incorporated.**	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has the potential to result in adverse indirect or direct effects on human beings in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. 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 impact with mitigation measures AES-1; AQ-1 through AQ-6; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-4; NOI-1 through NOI-3 incorporated.**	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Kelseyville Area Plan
5. Bottle Rock Farms FJA Trust 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/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Site Assessment for the Cannabis Cultivation Operation at 10030 Bottle Rock Road, Kelseyville, CA, prepared by Natural Investigations Company, September 23, 2019.
14. Cultural Resources Assessment for the Cannabis Cultivation Operation at 10030 Bottle Rock Road, Kelseyville, CA, prepared by Natural Investigations Company, September 23, 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open-File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan adopted 1989
22. Lake County Airport Land Use Compatibility Plan adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – May 18, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf)
42. Lake County Groundwater Management Plan, March 31st, 2006. http://www.lakecountyca.gov/Assets/Departments/WaterResources/IRWMP/Lake+County+Groundwater+Managment+Plan.pdf
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)