

LAKE COUNTY

ADMINISTRATIVE DRAFT INITIAL STUDY - High Valley Ranch

May 2021



LAKE COUNTY
Community Development Department
- Planning Division

255 North Forbes Street St #330 L
Lakeport, CA 95453

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Kimley»Horn

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

Dated: **May 2021**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY IS 21-10**

- 1. Project Title:** High Valley Ranch
- 2. Permit Number:** Use Permit, UP 21-10.
Minor Access Permit MAP-XX
- 3. Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
- 4. Contact Person:** Katherine Schaefer, Assistant Planner (707) 263-2221
- 5. Project Location(s):** 11650 High Valley Road, Clearlake Oaks, CA 95423
APNs: 006-004-07, 006-004-25, 006-004-24, 006-002-04,
006-002-09, 006-004-06, and 006-009-36
- 6. Project Sponsor's Name/Address:** Sourz HVR, Inc
11315 Treyburn Way
San Diego, CA 92131
- 7. General Plan Designation:¹** 006-004-07 (GP1 – A, GP2 RL)
006-004-24 (GP1 RL)
006-004-25 (GP1 RL)
006-004-06 (GP1 – RL)
006-002-04 (GP 1RL)
006-002-09 (GP1-RL)
006-009-36 (GP1-RL)
Abbreviations: A-Agriculture, RL-Rural Lands,
- 8. Zoning:** 006-004-07 (Base Zone Split, Full Zoning 1 RL-WW-SC;
Full zoning 2 – A-WW-SC)
006-004-24 (Base Zone RL, Full Zone RL-WW-SC)
006-004-25 (Base Zone RL, Full Zone RL);
006-004-06 (Base Zone RL, Full Zone RL-WW-SC)
006-002-04 (Base Zone RL Full Zone RL-WW)
006-002-09 (Zone RL, Full Zone 1 RL-WW)
006-009-36 (Base zone RL, Full zoning RL-WW-B5)
Abbreviations: “Rural Land,” “Waterway Combining District,”
“Scenic Combining District,” “Agricultural District.”

¹ Cultivation would occur on parcels 006-004-07 and 006-009-36.

- 8. Supervisor District:** District Three (3)
- 9. Flood Zone:** None-Zone D
- 10. Slope:** Varied; cultivation sites are mostly less than 10%²)
- 11. Fire Hazard Severity Zone:** SRA – Moderate – See map attached.
- 12. Earthquake Fault Zone:** None
- 13. Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
- 14. Parcel Sizes:** 006-004-07 (649.28 acres), 006-004-24 (429.31 acres), 006-004-25 (10.85-acres), 006-004-06 (39.60 acres), 006-002-04 (321.74 acres), 006-002-09 (103.35 acres), and 006-009-36 (85.83 acres).

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

The High Valley Ranch (HVR) project (proposed project) includes the cultivation of cannabis, construction of buildings needed for drying and storage to facilitate operations, and use of an existing 13,000 square foot (sf) conference center for packing and distribution (shipping and receiving), and other ancillary uses such as office space. For these uses, the applicant seeks approval of (80) A type 3 outdoor cultivation, (1) type 11 distributor, and (1) A type 4 nursery licenses.

The proposed project site is located approximately 7 miles northwest of the City of Clearlake, CA, at 11650 High Valley Road. While the project property includes a total of seven separated parcels, 006-004-07 (649.28 acres), 006-004-24 (429.31 acres), 006-004-25 (10.85), 006-004-06 (39.60 acres), 006-002-04 (321.74 acres), 006-002-09 (103.35 acres), and 006-009-36 (85.83 acres) totaling 1,639.96 acres. The proposed project activities all would occur within APN 006-004-07. No work is proposed in the other parcels. The remaining parcels are to provide land area suitable to compensate 20 acres of uncultivated area per 1 acre of proposed cultivated area, see *Figure 1-Regional Location Map* and *Figure 2-Project Vicinity Map*. The project property is flat and largely undeveloped with a few residences, structures and outbuildings as shown in *Figure 3-Aerial Location Map*, and *Figure 4-Topographic Relief Map*.

The majority of the project parcels, and all proposed cultivation areas, are located in the western portion of the High Valley Area and within the High Valley Basin. The northerly parcels are located in the Long Valley Basin, but no cultivation or project activities are proposed in this area. The project property is primarily accessed via High Valley Road which bounds the site on the north. Interior access through the project property and all cannabis operations would use existing paved and unpaved roads with APN 006-004-07.

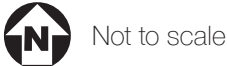
Existing structures within the project property occur on two of the parcels, APN 006-004-025, and APN 006-004-07. No cultivation or cultivation related activities are proposed for APN 006-004-025, but this property contains two residences and a single outbuilding and would continue to take access via the main paved driveway through APN 006-004-07. Cannabis operations would only occur within APN 006-004-07. This parcel contains one existing residence, a conference building, two classrooms, two offices, two barns (one pole barn), a storage shed, a shop, a stable, fuel storage areas, and four metal shipping containers. With the exception of the approximate 13,000 square foot (sf) conference building, all structures are between 500 to 2,000 sf.

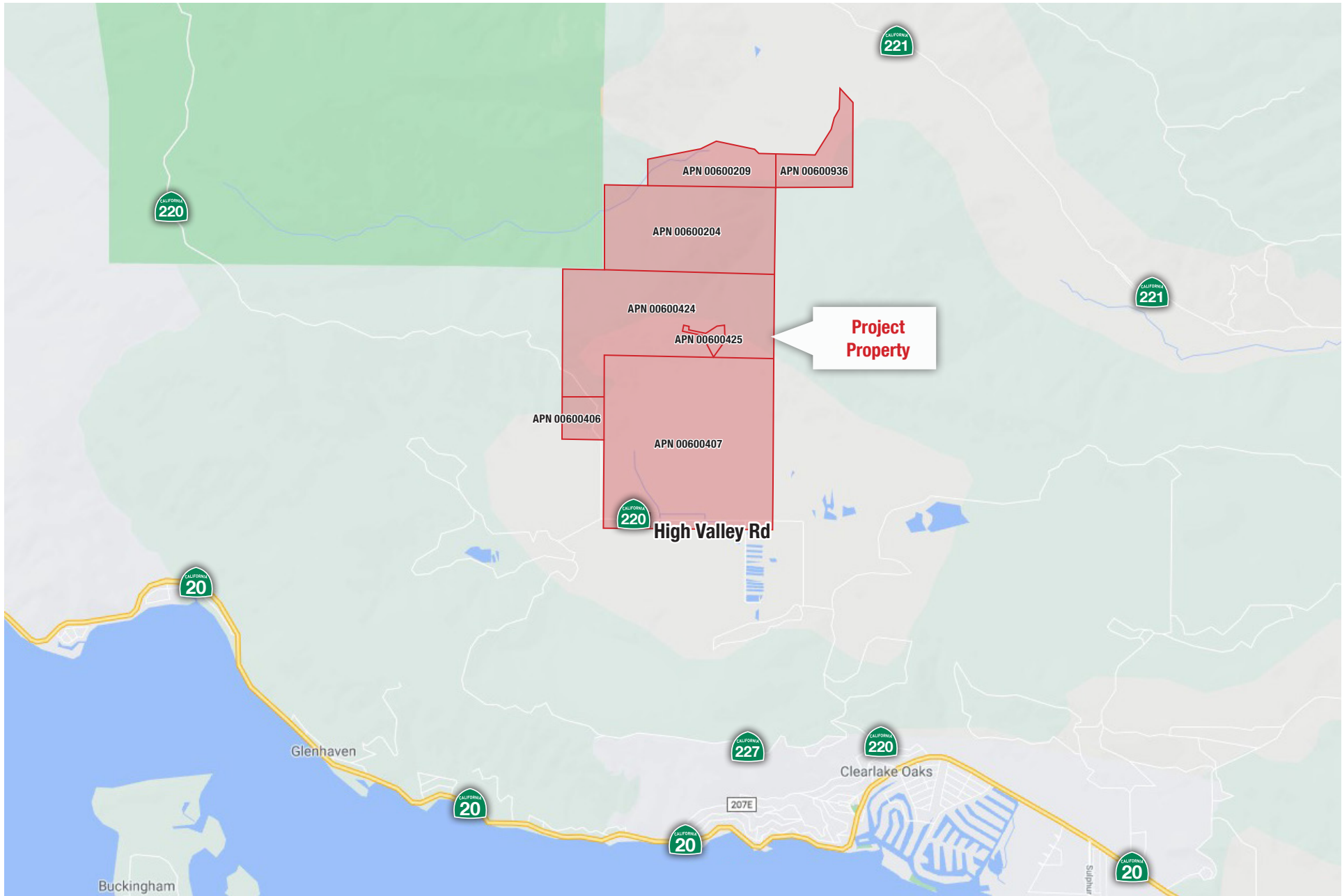
² Lake County, 2020 – See Slope PDF



Source: Google Maps, 2021

FIGURE 1: Regional Location Map
 High Valley Ranch - Cannabis Cultivation Facility





Source: Google Maps, 2021

FIGURE 2: Project Property Map
High Valley Ranch - Cannabis Cultivation Facility



Not to scale

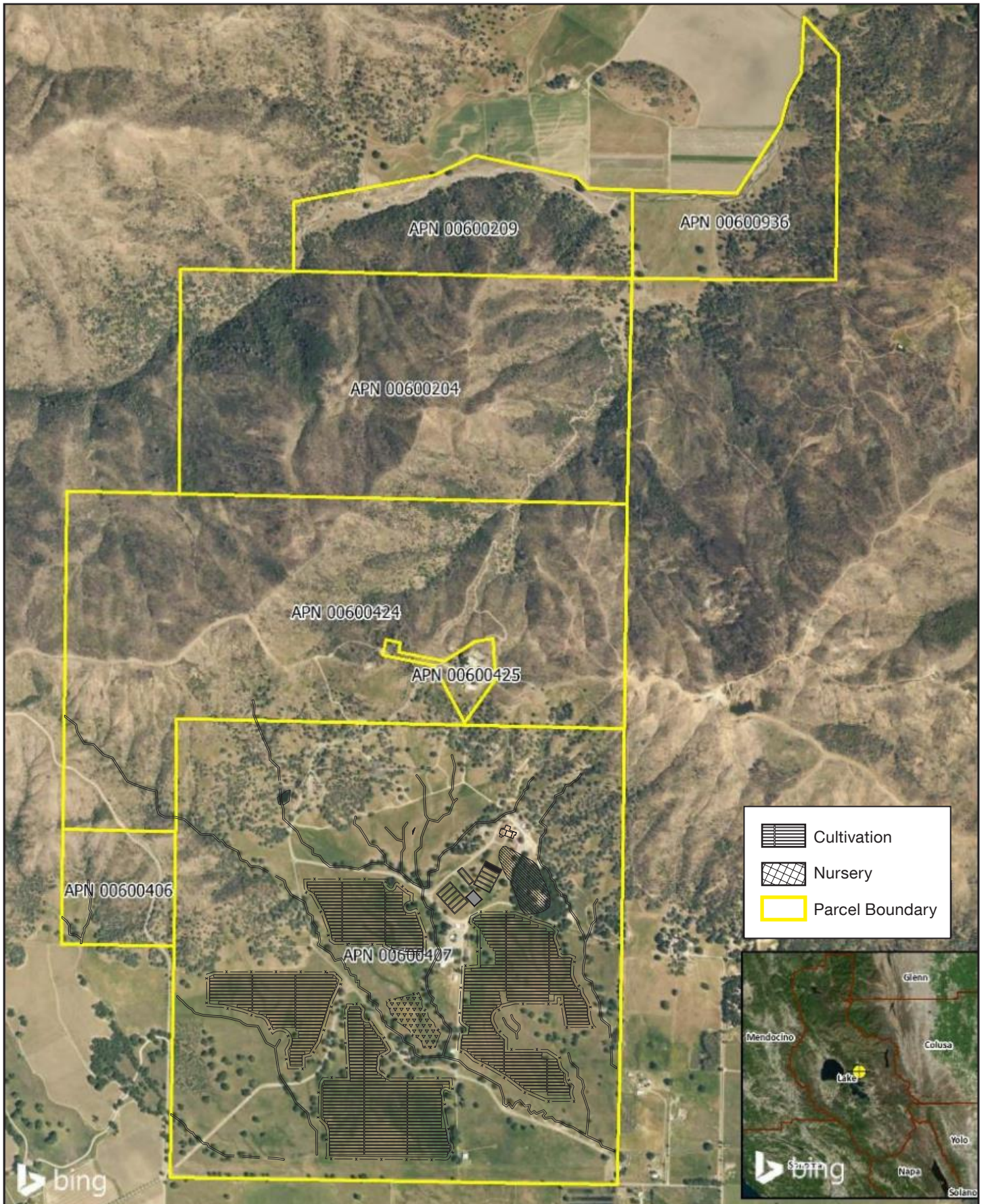


FIGURE 3: Aerial Location Map
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

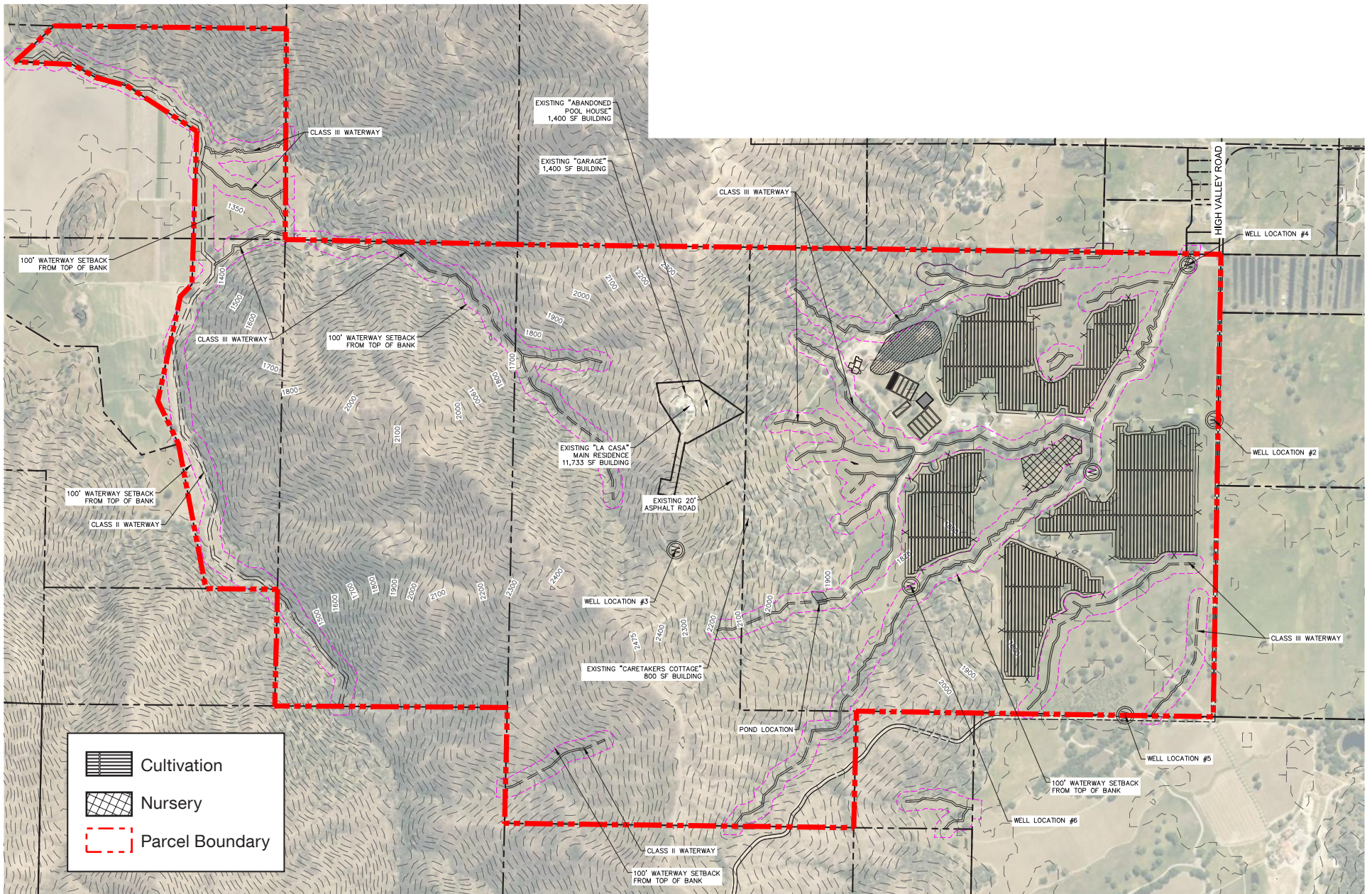


FIGURE 4: Topographic Relief Map
High Valley Ranch - Cannabis Cultivation Facility



Not to scale

Project Overview

The applicant is proposing cannabis cultivation on a total of 80 acres within four garden locations, and a 5.0-acre nursery area. All cultivation and cultivation related activities would occur within project parcel APN 006-004-07. No cultivation or other cannabis related activities would occur on any other parcels. The proposed cultivation areas would be located on gently sloping and flat terrain with slopes mapped between 0-10 percent. The cultivation areas have been designed to be responsive to the landscape, and avoid ephemeral drainages, sensitive vegetation, and habitats.

The proposed project includes the construction of 11 new structures needed for the storage of equipment and supplies, and for drying of cannabis. One of the proposed buildings would be used for cold storage to ensure preservation of harvested cannabis. Cultivation areas, the proposed structures, and existing conference center would be accessed via the existing paved and unpaved roadways within APN 006-004-07. Per the request of the California Department of Forestry and Fire Protection (Calfire) and Northshore Fire Protection District, (NSFPD) the access would be designed to the requirements of California Code of Regulations (CCR) 1273 and Public Resources Code (PRC) 4290.

The cultivation sites within APN 006-004-07 contains Valley Oak tree populations and has a series of Class III blue line streams that generally drain to the southwest before flowing off-site at the southern property boundary. The project site also contains potential wetland areas within the ephemeral drainages. The cultivation areas would be situated between stands of trees, around individual trees, and with appropriate buffers (100-feet) from all drainages, waters, and associated wetlands. The proposed project does not propose and would not require the removal of any trees nor would it encroach in any waters of the United States or waters of the State. The majority of areas proposed for cultivation is vacant grazing land that previously used for grazing of cattle and horses., other land, and vacant agriculture that is regularly plowed or disked for vegetation and weed management and brush clearing.

Six groundwater wells exist in the subject area (006-004-07). One new well would be drilled and one of the existing wells would provide water for the project. If necessary, other existing on-site wells could be reconditioned to provide more efficient delivery of water or redundancy for the irrigation system. This would not change water demand, water use, or increase the scope or scale of the project. Prior to reconditioning of any other wells, if needed, all required permits and approvals would be obtained. Water pipes for the irrigation system would be located along interior roadways and previously disturbed areas to avoid crossing of the drainages.

The existing structures would be used to store materials such as fertilizers, irrigation equipment, and machinery including a John Deere cross utility vehicle, Dodge ram 2500, and Dodge ram 3500 needed for movement of materials and to facilitate cultivation. All structures and cultivation areas would be secured with locks, cameras, alarms, etc., as needed, and all materials would be stored in accordance with County and State requirements. All of the existing structures are located in proximity to the centrally located east-west driveway. All of the proposed cultivation areas would be primarily accessible from this driveway and/or the unpaved interior roads.

Cannabis Cultivation

The proposed total canopy area is approximately 80 acres (5.0%) of the overall project property. The cultivation area would be completely fenced and secured within a total area of 135 acres. Cultivation related activities are only proposed to occur on APN 006-004-07. A total of four individual cultivation areas and one nursery area is proposed. The nursery would be used to initially grow seedlings and clone plants that would be transplanted to the cultivation areas prior to flowering. The four cultivation areas and the nursery area each would have a dedicated above ground 10,000-gallon water tank for water storage and to facilitate irrigation and fertilization. Each tank would be powered by a small, up to 2 horsepower motor.

Cultivation and cannabis-related activities on APN-006-004-07 would largely occur within the non-native grassland areas and has been sited to limit any disturbance to trees, existing vegetation, or other areas with a more complex habitat structure. As such, the footprints of the cultivation areas and siting of the structures are irregularly shaped as they are designed to avoid potentially sensitive resources.

Cultivation areas would avoid ephemeral drainages and wetlands and maintain a minimum 100-foot buffer. The configuration also eliminates the need for tree removal.

Proposed cultivation would include 80 acres of outdoor canopy. Outdoor canopy would consist of planting cannabis in the ground, planting beds, or pots. The use of electrically generated light is not proposed.

Proposed cultivation areas are shown in *Figure 5-Cultivation Area Overview*, and *Figure 6-Cultivation Areas Location View*, and acreage summaries are provided in *Table 1-Cultivation Area Acreages*. The individual cultivation areas are described in detail below.

Cultivation Area 1 – This area would be located in the westerly portion of 006-004-07 and approximately 1,400 feet north of the High Valley Road alignment. Cultivation area 1 is located in an area with predominantly non-native grassland and the cultivation area has an irregular shape and is designed so that it avoids disturbance to ephemeral streams, potential wetlands, and is outside of all watercourses. This area would consist of 14.0 acres of outdoor canopy. The total fenced cultivation area would be approximately 23.8 acres. This cultivation area would be accessed by existing interior roadways.

Cultivation Area 2 – This area would be located in the southerly portion of parcel 006-004-07. The cultivation area is roughly triangular in shape with the southerly end of the area being approximately 250 feet north of High Valley Road and extending north approximately 2,400 feet. The elongated northerly portion has been included to avoid disturbance to trees and watercourses. This area would have 25.5 acres of outdoor canopy. The total fenced cultivation area would be approximately 41.4 acres. This cultivation area would be accessed by existing interior roadways.

Cultivation Area 3 – The canopy area of Cultivation Area 3 would include approximately 27.5 acres of outdoor canopy. This area would be located in the southeastern portion of parcel 006-004-07. The cultivation area would be approximately 800 feet north of High Valley Road and adjacent to an interior unpaved road. This area would extend approximately 1,800 feet to the north. This cultivation area is designed with a distinct “C” shape to avoid stands of trees and encroachment to ephemeral drainages and potential wetland areas and would be accessed by existing interior roadways.

Cultivation Area 4 – Cultivation Area 4 would include approximately 13.0 acres of outdoor canopy. This area is located in the northerly portion of parcel 006-004-07. The central portion of this cultivation area would be located approximately 3,100 feet north of High Valley Road. This cultivation area is situated to avoid areas with trees, potential wetlands, and watercourses and would be accessed by existing interior roadways.

Nursery Site – The nursery site would be located in the southern central portion of parcel 006-004-07 and be centrally located between the balance of the cultivation areas. The nursery site was situated to avoid drainages, wetlands, trees and other sensitive habitats. The nursery would be used to initially cultivate seedlings and clone plants that would be transplanted to the cultivation areas prior to flowering. This area would occupy approximately 5 acres and be accessed by existing interior roadways.

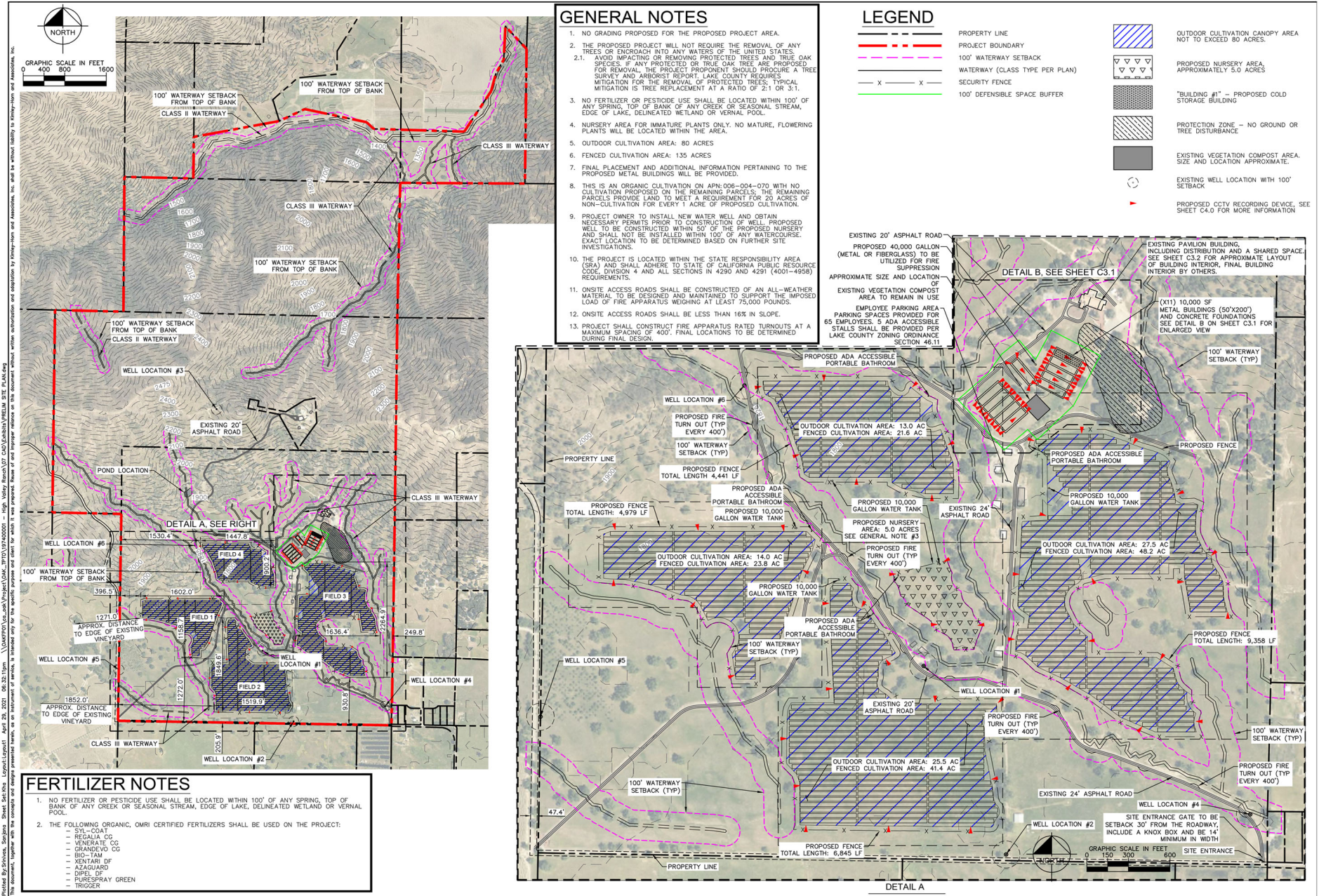


FIGURE 5: Cultivation Area Overview
High Valley Ranch - Cannabis Cultivation Facility



Not to scale

Table 1 – Cultivation Area Acreages

Field	Canopy Size (acres)	Fenced Cultivation Area (acres)
Field 1	14.0	23.8
Field 2	25.5	41.4
Field 3	27.5	48.2
Field 4	13.0	21.6
Total	80	135
OTHER		
Nursery	5.0	--

Cannabis Drying and Storage

The proposed project includes the construction of ten (10) metal drying sheds for harvested cannabis and one (1) insulated metal cold storage shed for needed refrigerated storage of cannabis. Each structure would be approximately 10,000 sf, comprising a total of approximately 110,000 sf. The structures would be located immediately north of Cultivation Area 3 and south of the existing 13,000 sf conference center. The structures have been clustered in a group and on relatively flat and level ground to minimize site preparation, focus disturbances outside of sensitive habitats, avoid cultural resources and per the request of Calfire enable maintenance of defensible space and ensure buffers. The cold storage building would be heavily insulated for energy efficiency and kept at a temperature of approximately -10 Celsius to ensure safe storage of cannabis.

The cannabis drying sheds and refrigerated building would be fully secured with lockable doors and windows, security cameras, security lighting, and alarm system. Security lighting would be directed and shielded to minimize spill light and glow, to conform with the darksky recommendations, and Section 21.48 of Lake County Zoning. All cannabis materials would be stored in accordance with County and State requirements.

Project Operation

The majority of efforts and work related to cultivation and operations of the proposed project would be focused during the growing season. The following summarizes the demands for employees and operations of the proposed project:

- Between 30-40 employees for 22 weeks of the year.
 - During October, there is the potential for up to 65 part-time employees during the peak season.
- Approximately 10 employees are anticipated to reside on-site.
- Trips per day are conservatively estimated at 40-80 Average Daily Trips (ADT).
- Materials would be stored in exiting outbuildings, no greenhouses are proposed.
- Chemicals, fuel, and fertilizers will be stored in a secured existing structure(s).
- On-grid power is proposed.
- Existing residential units on-site to house site manager(s).
- Site is on well and septic system.
- Vegetative waste to be chipped/composted and used on site.

Access

The proposed project area would be primarily accessed via High Valley Road. High Valley Road is a paved two-lane (one lane in each direction) roadway. Access to High Valley Road would be from the southwest via State Route (SR) 220, which is a paved two-lane roadway and provides access to the town of Clear Lake Oaks to the southwest and State Highway (SH) 20. State Highway 20 trends

east-west and links with SH 53 providing southerly access to the town of Clear Lake approximately seven miles further to the southwest.

Access to the project property would be gated with a rapid entry (KNOX box) that would provide access to the interior of the project site with both paved and unpaved private roads. All cultivation areas would be accessed by existing roads and no new roadway construction is proposed. Interior roads would meet standards including weight limits, and provide turnarounds to enable access for delivery trucks, emergency vehicles, law enforcements officers, and any other government employees. All proposed gates would be constructed on private roadways within the project site and would not block neighboring properties or the general public.

Parking for employees would be provided using existing hardscaped parking lots and gravel and dirt lots adjacent to the existing structures and cultivation areas. The main parking area would be in the central portion of the project parcel and centrally located to all the cultivation areas. Parking would be provided for a total of 65 employees and would be within walking distance of the cultivation areas. All structures, access, and provided parking would comply with the Americans with Disabilities Act (ADA). An ADA accessible, portable toilet would be sited at each of the proposed cultivation areas.

Site Preparation and Cultivation Plan

The proposed cultivation areas would not require any earthwork or grading to prepare the ground surface for growing cannabis. Minor ground disturbance would occur for installation of the fencing that would enclose the cultivation areas and to help secure the sites. Lastly, the proposed project would require minimal removal of soils to create a level surface for installation of the water tanks. The proposed project does not include any improvements to any of the existing structures.

Preparation of the cultivation areas would include mixing soil amendments with the existing topsoil. The native soil would be mixed with organic amendments to create the proposed growing medium. The resulting planting beds would be at or below grade. The plants would be grown outdoors. Cannabis is proposed to be grown from seed and after harvest would be trimmed and packaged on-site. During the off-season the areas would be planted with legumes or other nitrogen-fixing plants to maintain soil quality and health, and also maintain ground cover reducing erosion potential. In addition, the project would use no-till practices to reduce soil erosion and maintain soil composition.

The cultivation areas would be surrounded by approximately seven-foot tall fences that would be erected with privacy mesh where necessary. Privacy mesh would be used for all cultivation areas along High Valley Road. Privacy mesh would also be used on fencing in cultivation areas that would be visible from adjacent parcels. The purpose of the mesh is to screen the cultivation area(s) from public or off-site views. All corner posts will be 4x4 posts set in cement and the gates will have 4x4 posts set in cement. The width of the gate will be, at a minimum, enough to support the size and weight of fire department apparatus.

Fencing and associated security cameras and downward directed and shielded lighting would be installed. Preparing the cultivation areas would include installation of water lines and a drip irrigation system. The yearly cultivation plan would include an initial April or May planting (depending on weather conditions, availability of seeds and other materials this may occur earlier or later on a yearly basis). After planting, the plants would be tended to over an approximate two-month period and then harvested. After the first harvest the fields would be re-amended and a second planting would occur in the first two weeks of July but may vary on weather conditions and availability of materials. These plants would be harvested in the fall depending on the finishing time and flowering period of the particular strain(s).

The following standard measures would be implemented during site preparation for cultivation:

- Materials and equipment needed to prepare the cultivation areas will only be staged on previously disturbed areas including existing parking lots and on-site private roadways. No areas will be disturbed for the purpose of staging materials or equipment.
- Cultivation and construction areas would be watered, as needed to minimize dust generation during initial project construction.

- All construction activities, including engine warm-up, if needed, would be limited to Monday through Friday, between the hours of 8:00 AM to 6:00 PM.
- All equipment both for site preparation and that needed for operations of the cultivation areas would be maintained and operated to minimize spillage or leakage of hazardous materials.
- All equipment would be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment would occur on an impermeable surface.
- In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Construction Phase

The proposed project would require minor earthwork to prepare the foundations of the proposed 11 drying shed structures. Because the site is relatively flat and level, minimal work would be required. Soils would be removed and recompacted in accordance with County grading policies and the California Building Code (CBC) to facilitate installation of the proposed foundations for the structures. Based on the existing topography, it is anticipated that approximately 15,000 yards of material would be removed, mixed, and recompacted to create the needed building pads. The cut and fill would balance on-site, and export and disposal of materials would not be required.

The proposed structures would be metal sheds built on concrete pads (See Site Plan Sheet C3.1). The proposed structure would be metal framed and metal-sided buildings and would be painted with neutral tones. The approximate dimensions of the structure would be 50 feet (') in width feet and 200' in length for a total of 10,000 square feet. The walls would be approximately 20' in height and the roof would be pitched and approximately 25' at the centerline. The structures would be aligned to the south of the existing conference center and have been located to avoid sensitive resources.

Security

The proposed project includes a security protocol to promote both the safety and security of employees but also to secure cannabis products and equipment. The proposed project would include the following safety features:

- Gates will be closed and locked outside of operating hours.
- Secured entry and access to the cultivation areas will be controlled via locking gates located in the west side of the proposed cultivation areas.
- All gates will be secured with heavy-duty chains and commercial-grade padlocks. Only the landowner and approved managerial staff will be able to unlock the gates on the property.
- A 100-foot defensible space (vegetation management) shall be established and maintained around the proposed cultivation operation for fire protection and to provide for visibility and security monitoring.
- Motion-sensing alarms will be installed at the main entrance to the project parcel to alert personnel when someone has entered the premises.
- Motion-activated/sensing security lights will be installed on all external corner of the proposed cultivation areas and at all the main entrances to the project parcel. All lighting will be fully shielded downward casting and will not spill or allow glare to reach other properties and reduce light pollution.
- Video Surveillance. The owner will use a closed-circuit television (CCTV) system with a minimum camera resolution of 1080P to record activities at all sensitive areas, for all lighting conditions, 24 hours a day and minimum of 30 frames per second.
- The CCTV system will feed into a monitoring and recording station in the onsite residential/office building. The CCTV system will be capable of supporting remote access and will be equipped with a failure notification system that immediately notifies managerial staff of any interruptions or failures.

- All records will be kept a minimum of 90 days, and 7 years for any corresponding reported incidents caught on tape.
- Area that will be covered by the CCTV system includes entry ways to the property, cultivation areas, all areas used for cannabis storage, and shop facility.

Waste and Waste Disposal

Waste production and disposal would be minimized through recycling and composting efforts. All recyclable items would be separated and properly recycled. All non-recyclable waste would be kept in containers and collected and transferred to a larger dumpster and emptied weekly by a certified waste hauler. All vegetative waste would be collected and brought to a compost pile. Recycled cannabis waste would be chipped by machine and mixed with other non-cannabis vegetative waste to form a mixture with a maximum concentration of 50 percent cannabis waste. This resulting mixture would be put in the compost pile. All compost would be used for on-site fertilizer applications on non-cannabis vegetation or in the making of compost teas.

Utilities

Electrical and natural gas utilities would be provided by Pacific Gas & Electric Company (PG&E). Water would be provided by on-site wells and wastewater would be treated by the existing septic system as well as using ADA compliant portable toilets for employees as provided by the operator. No utility extensions of new facilities are proposed.

Approvals

Lake County Ordinance 3084 Amended Chapter 21, Article 27, of the Lake County Code. According to the ordinance, the total acres within the project property (1,639.96) is sufficient to support the new (80) A type 3 outdoor cultivation, (1) type 11 distributor, and (1) A type 4 nursery licenses. The applicant is not within an “exclusion overlay district” (Lake County, 2020) that would preclude the cultivation of cannabis. The applicant is pre-enrolled with the Regional Water Quality Control Board (WDID: 5S17CC429205) under a Tier 2 Low Risk. The applicant meets all requirements for cannabis cultivation.

The applicant is requesting approval of a Use Permit from Lake County (County) for the proposed project. The proposed project may require other approvals from Lake County, including grading, minor access permit, and building permits. The issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA).

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

West

The area to the west of the Project site is largely undeveloped and consists of rural lands and open space. The southwest area of the project site at High Valley Road is adjacent to an existing vineyard but approximately 0.2 miles north the land adjacent to the project area is undeveloped. *Figure 3-Aerial Location Map* shows the surrounding land uses. *Figure 7-Project Site and Surrounding General Plan Designations* and *Figure 8-Project Site and Surrounding Zoning Designations* show the zoning and land use designations for the project parcels and for the surrounding properties. The zoning designations of these properties include the following:

- “A” - Agriculturally zoned land, undeveloped land to protect the County’s agricultural soils, provide areas suitable for agriculture, and prevent development that would preclude their future use in agriculture.
- “RL” - Rural Lands, undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited.
- “O” - Open Space, preserve, protect, and enhance public and private lands for their resource production potential and environmentally sensitive animal and plant habitat access.

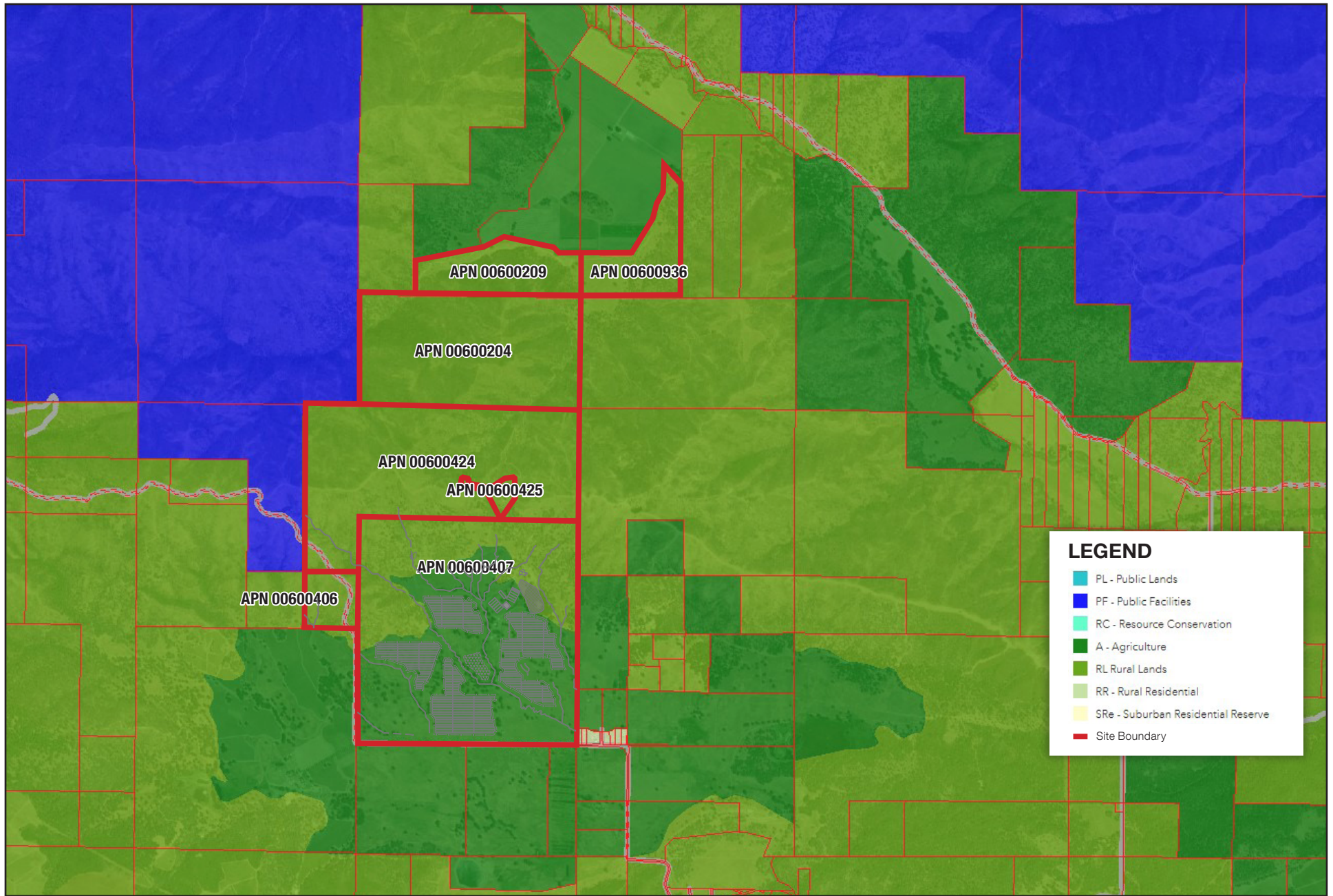


FIGURE 7: Project Site and Surrounding General Plan Designations
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

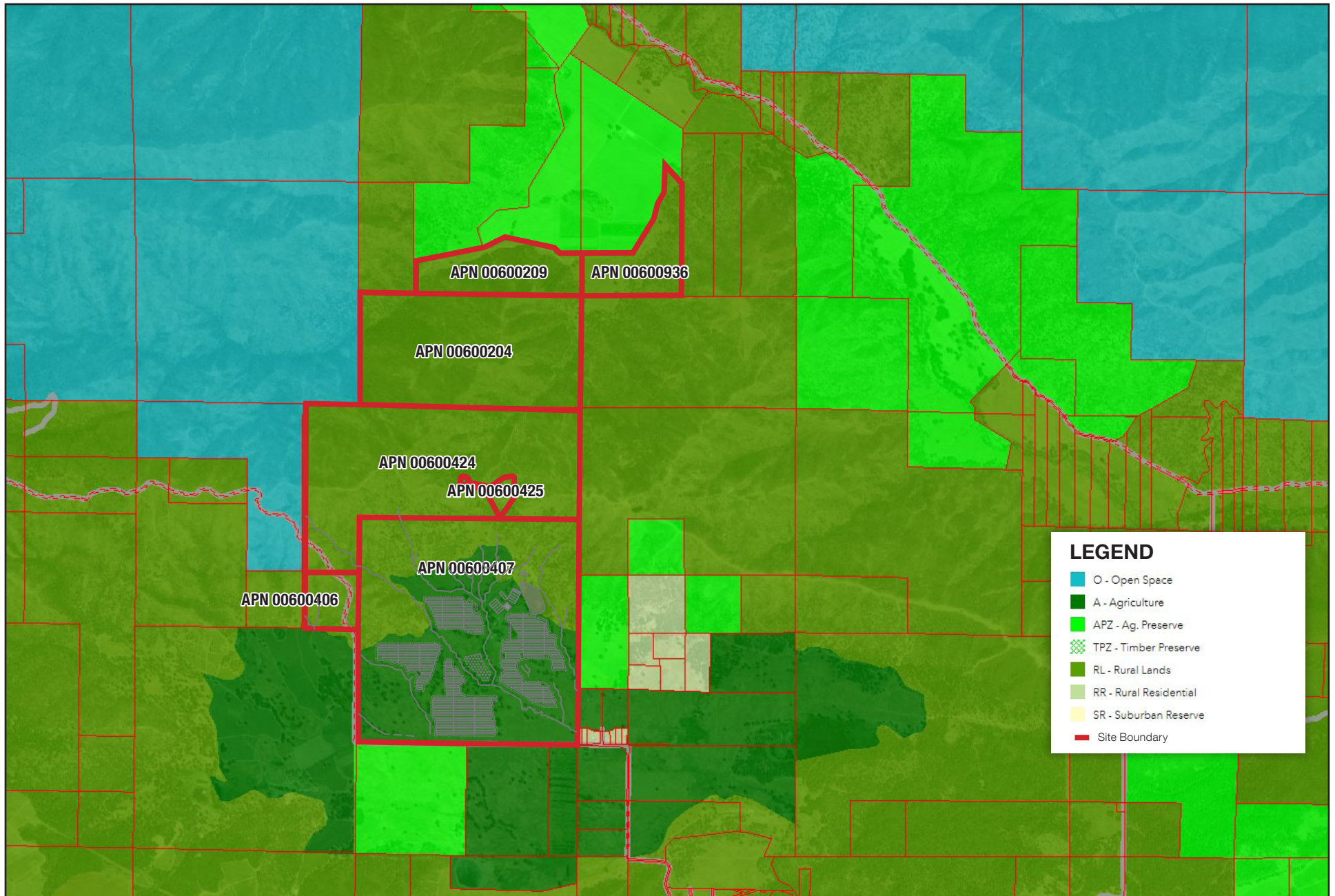


FIGURE 8: Project Site and Surrounding Zoning
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

North

The area to the north of Project area is comprised of existing agricultural land within the Long Valley Basin. The area immediately adjacent to the northern cultivation area is currently being used for agricultural purposes. The zoning designations of these properties includes “A,” as is described above, as well as the following “APZ” zone described as follows:

- “APZ” - Agricultural Preserve zoned land provides zoning for lands in agriculture preserve and for the conservation and protection of land capable of producing agricultural products.

East

The area to the east of the project area is comprised of mostly undeveloped land, but adjacent to High Valley Road, there is an area designated as Rural Residential that is developed with very low-density development. The area within the “A” and “APZ” zoned areas to the east also contains rural residential uses, undeveloped grassland, and areas under cannabis cultivation. Land uses adjacent to the east in the “RL” zoned areas generally consist of undeveloped and thickly forested hillsides. Access to these areas is via existing dirt roads. The “RR” zone is described as follows:

- “RR” - Rural Residential is meant to provide for single-family residential development in a semi-rural setting along with limited agriculture.

South

The area to the south of the Project area across High Valley Road is designated as “A” and “APZ,” as described above. The land in this area is largely undeveloped with a few small ponds and outbuildings. This area contains mostly native vegetation in grassland and small linear tree-lined drainages.

Hazards

The California Waterboards Geotracker website and Department of Toxic Substances Control (DTSC) were evaluated, and there are no listed hazardous materials sites located within or adjacent to the project area (Waterboards, 2020 and DTSC, 2020).

The project site contains lands mapped by the California Department of Forestry and Fire Protection as being within a Very High Fire Hazards Severity Zone (VHFHSZ) as well as in the Moderate Fire Hazard Severity Zone (MFHSZ). There are no High Fire Hazards Severity Zones (HFHSZ) within the areas proposed for project activities. Areas of the project property within the VHFHSZ are not proposed for cultivation and are within the northerly areas that are characterized by steeper terrain and higher density vegetation. All cultivation areas and areas with proposed improvements would be located in zones designated with a moderate fire hazard (CalFire 2020).

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

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

18. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

All 11 Tribes located in Lake County were notified of this proposal in December of 2020. No tribal comments were received as the result of the AB 52 notice that was sent out to the tribes at the time of this writing.

19. Attachments:

1. Site Plans
2. Property Management Plan
3. Biological Resources Report prepared by Sequoia Ecological Consulting, dated October 12, 2020
4. Mitigation Monitoring Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:

Katherine Schaefer, Assistant Planner

SIGNATURE

Date: _____

Scott DeLeon – 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						
<i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The site is adjacent to the northerly right-of-way of High Valley Road. High Valley Road is not a designated scenic state highway. There are no officially designated state scenic highways in Lake County.</p> <p>The cultivation sites within parcel 006-004-07 are located on terrain that is generally flat and would be enclosed by a 7' tall metal fence with privacy screening. Privacy screening would be provided as needed for both security and into screen views of cultivation areas. The southern elevation of the cultivation areas is approximately 90 feet lower than the northerly areas. The site rises from approximately 1,746 feet above mean sea level (amsl) on the south to approximately 1,835 feet amsl at the northerly terminus of the cultivation area. The proposed site of the 11 drying shed structures is located approximately 0.6 miles from High Valley Road and due to distance and intervening vegetation, these structures would be obscured from view from the roadway and adjoining properties.</p> <p>The proposed project is located within a 'Scenic Combining Overlay District.' (Lake County, 2020a) While portions of the proposed cultivation areas would be visible from High Valley Road, due to the relatively flat topography, intervening trees and vegetation, and distance of the majority of the cultivation areas, with the exception of the southerly boundary of cultivation area 2, most of the cultivation activities would not be visible due to limited viewing angles on the flat topography, or would be blocked or screened from view due to the intervening trees and vegetation on the site. Therefore, while the proposed cultivation activities would change the visual characteristics of the site, the proposed project would not substantially impact views or result in conflicts with the scenic combining area regulations. Additionally, the proposed project is agricultural in nature and would be consistent with the underlying intent of the base agricultural land use designation. Thus, the proposed project would not cause a substantial adverse visual impact to a scenic vista and impacts in this regard would be less than significant. No mitigation would be required.</p> <p>Less Than Significant Impact</p>	1, 2, 4, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The proposed project is not located within the vicinity of a state scenic highway. The nearest eligible highway is State Route 20 (SR-20) which runs from the border with Mendocino County to the northwest to Colusa County to the east. SR-20 parallels portions of the northwesterly bank the Clear Lake, runs through Glenhaven and Clear Lake Oaks and is approximately 2.5 miles from the project site. In addition, SR 53 and SR 29 are located in the County both the nearest segments of each are approximately five miles to the southeast and west, respectively. (Caltrans, 2019). The cultivation areas within the project site would not affect views of or from the eligible roadways.</p> <p>While some of the cultivation areas and proposed structures would occur in areas with trees, none of the trees are proposed to be removed. In addition, there are rock outcroppings at higher elevations within the overall project area, but none occur within or adjacent to proposed cultivation areas or building sites. In addition, there are no historic buildings on-site. The proposed project would not interfere with any scenic viewpoints, major views of scenic features, or within a locally designated scenic area. Impacts would be less than significant, and mitigation is not required.</p> <p>Less Than Significant Impact</p>	1, 2, 4, 6, 7, 8, 9
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site			X		<p>The majority of cultivation areas would not be easily visible from the neighboring lots or from public roadways. The cultivation areas would be on generally flat and level ground and at a similar elevation as surrounding properties. Views of cultivation areas from these properties also would be blocked or obscured by intervening vegetation. Views of the southerly</p>	1, 2, 4, 6, 7, 8, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?					<p>boundary of cultivation area 2, which is approximately 250 feet north of the northerly right-of-way of High Valley Road would be visible from the roadway. High Valley Road, however, is not a state scenic highway and due to the rural nature of the site, would have relatively few travelers. The cultivation site would be surrounded by mesh screening which would subdue views of the cultivated areas. The southernmost portions of cultivation areas 1 and 3 would be approximately 0.15 miles north of the roadway and largely obscured due to intervening vegetation, fence and screen, and would minimally disrupt the visual characteristics of the site as viewed from adjacent off parcel areas. Thus, the positioning of the cultivation areas and use of visual screening elements would diminish the project’s potential to degrade the visual element. The project has been designed to reduce visual changes to the landscape and would not substantially conflict with regulations pertaining to visual quality. Impacts in this regard would be less than significant and no mitigation is required.</p> <p>Less Than Significant Impact</p>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		<p>The project has very little potential to generate substantial light and glare and result in adverse effects on day or nighttime views. The proposed Type 3A medium outdoor cultivation would not use supplemental lighting. Some security lighting would be used on motion sensors and would only be intermittent. In addition, no new structures that would require new light sources are proposed. Lastly, all new lighting sources would also be shielded and directed to conduct light downward. This is a standard condition of approval for all cannabis cultivation licenses issued by Lake County and would further reduce potential effects to the nighttime ambient light environment. Impacts would be less than significant, and no mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6,
<p>II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The project property contains lands designated by the California Department of Conservation (CDOC) as Farmland of Local Importance, Unique Farmland, Grazing Land, and Other Land. All of the proposed cultivation areas would occur in Farmland of Local Importance or Grazing Land. Approximately 4 acres of the westerly portion of the cultivation area 1 would be within the grazing land. Grazing land is defined as land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattleman’s Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.</p> <p>The balance of the cultivation areas and all project improvements would be within areas designated as Farmland of local importance. None of the improvements would occur within the areas designated by CDOC as “Unique Farmland,” Unique farmland is defined as “Lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.” (CDOC, 2016). <i>Figure 9-Agricultural Resources Map</i>, shows the cultivation areas in relation to farmland mapping data.</p> <p>Conversion of farmland typically refers to development of properties such that use of the land for agricultural production is lost. The areas of the proposed project used for cultivation would not include the creation of any hardscape that would preclude future use for agricultural crops other than cannabis. Approximately 2 acres of the site would be used for the construction of the new 11 structures within the locally important farmland</p>	1, 2, 3, 4, 6, 10, 11, 12, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>designated areas. None of these structures would be within an area defined by the CDOC, prime farmland, farmland of statewide importance, or unique farmland. Thus, the proposed project would not result in an unauthorized conversion leading to a loss of these classes of farmland</p> <p>County Code Section 18-64-refers to cannabis products as an agricultural product stating, “cannabis product means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible-product or topical product.” Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>The proposed project would not conflict with existing zoning and is not under Williamson Act contract. The proposed project includes the cultivation of cannabis, which the County considers an agricultural crop. The proposed project would not interfere with or preclude any other area for being used for agricultural production or staying under or entering into a Williamson Act Contract. Impacts would not occur, and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 13, 14
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	<p>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). The project property contains numerous areas with trees and vegetation, but the cultivation and other project-related activities would not require, nor does it propose the removal of any trees. In addition, there are no Timber Preserve-zoned properties located near this site. The proposed project would not interfere with or preclude any other area for being used for timber production. Impacts would not occur and no mitigation is required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 15, 16
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	<p>Please see response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 15, 16
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	<p>The project proposes the cultivation of cannabis on vacant land that has been most recently used for grazing. As discussed above, the County considers cannabis an agricultural crop and the proposed cultivation of cannabis would not result in a conversion of these areas of the project site to non-agricultural use. Construction of the 11 proposed drying sheds would result in conversion of approximately 2 acres with hardscape and structures. The sheds are needed to facilitate cannabis production and would be used for storage of materials, farming equipment, and cannabis. The proposed project would not result in a conversion of any timber land or forest land forest use. Thus, the proposed project would not result in or would not induce the conversion of substantial area of farmland to non-agricultural use. Impacts would be less than significant, and mitigation is not required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 13, 14, 15, 16

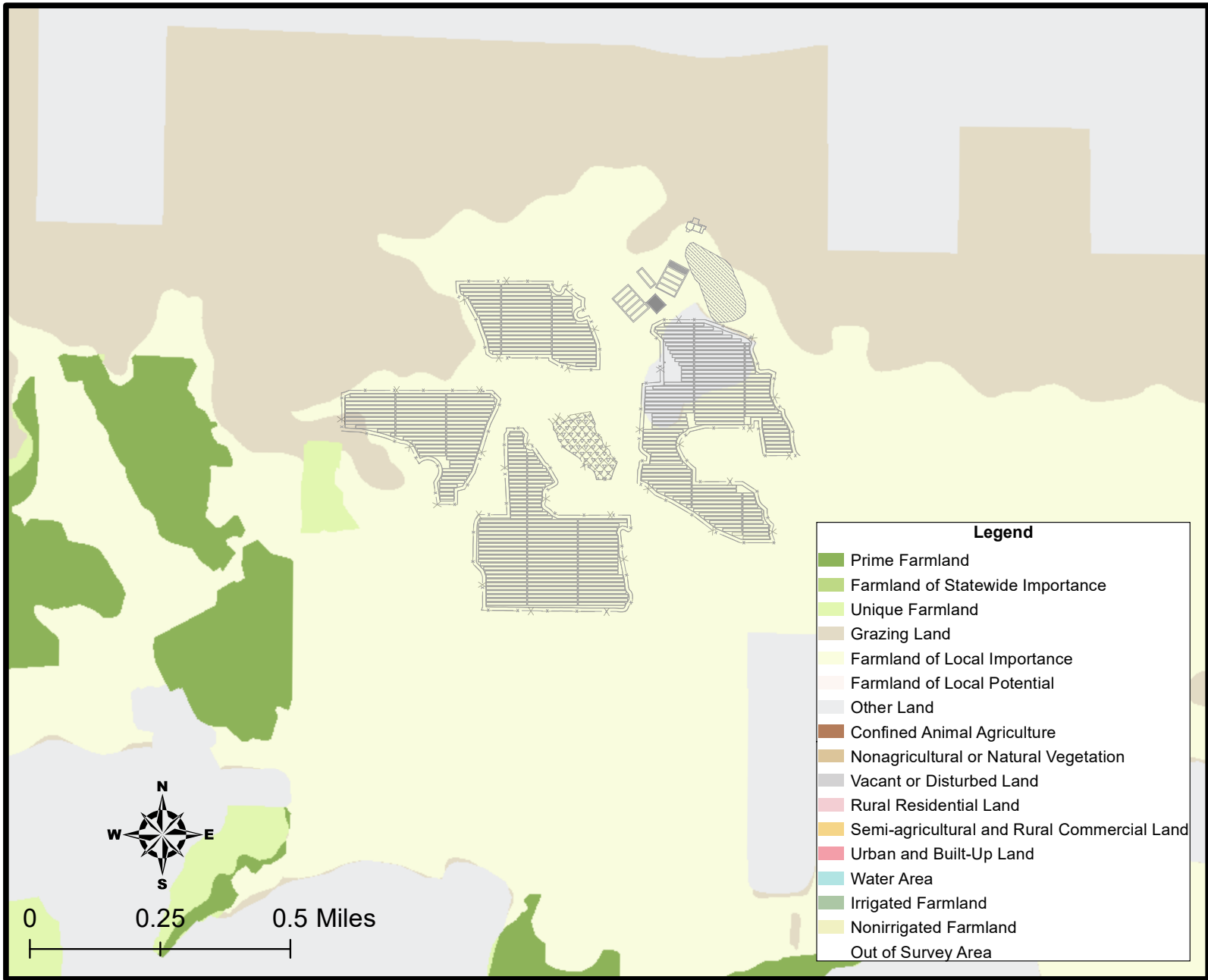


FIGURE 9: Agricultural Resources Map
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	<p>The Federal Clean Air Act governs air quality in the United States. In addition to being subject to federal requirements, air quality in California is also governed by more stringent regulations under the California Clean Air Act. At the Federal level, the United States Environmental Protection Agency (USEPA) administers the Clean Air Act (CAA). The California Clean Air Act is administered by the California Air Resources Board (CARB) at the State level and by the Air Quality Management Districts at the regional and local levels. Federal and state ambient air quality standards have been set to protect public health and the climate. "Attainment" status for a pollutant means that the Air District meets the standard set by the U.S. Environmental Protection Agency (Federal) or California Environmental Protection Agency (state). Continuous air monitoring ensures that these standards are met and maintained. The Lake County Air Quality Management District (LCAQMD) regulates air quality at the regional level.</p> <p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long-term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. The LCAQMD is a full attainment district for all criteria pollutants and has not adopted specific emissions thresholds for project analysis. Accordingly, LCAQMD recommends that Bay Area Air Quality Management District (BAAQMD) emissions thresholds be used as guidance. While these thresholds are not enforceable within LCAQMD, they allow for conservative analysis of potential project impacts during construction and operation.</p> <p>LCAQMD does not have any attainment plans because it is in attainment of all criteria pollutants. As shown in the discussion below, construction and operation of the proposed project would not exceed any established BAAQMD thresholds. The project would comply with LCAQMD rules and regulations. Therefore, implementation of the proposed project would not obstruct implementation of an air quality plan and impacts would be less than significant.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X	<p>Short-Term Construction Emissions</p> <p>Construction-generated emissions are short-term and temporary, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. Project implementation would not require demolition of existing structures or extensive ground disturbance and grading. Approximately 15,00 cubic yards (cy) of topsoil would be moved during building foundation, but soil would be balanced on-site and would not require any import or export of soil materials. Project construction would result in temporary emissions, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces, worker trips, etc. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities. The California Emissions Estimator Model (CalEEMod) version 2016.3.2 calculates construction emissions during the various phases of proposed project construction, including site preparation, building construction, paving, and architectural coating. Daily regional construction emissions are estimated by assuming construction occurs at the earliest feasible date (i.e., a conservative estimate of construction activities) and applying off-road, fugitive dust, and on-road emissions factors in CalEEMod. It was assumed construction would begin in mid-2021 and be completed in mid-2022. Emission thresholds and estimated construction emissions are shown in <i>Table 2: Significance Thresholds and Construction Emissions</i> and would not exceed BAAQMD construction thresholds. Therefore, construction impacts would be less than significant.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36.

Table 2 - Significance Thresholds and Construction Emissions

Construction Year	Pollutant (maximum pounds per day) ¹			
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
2021	4.51	46.55	20.34	11.87
2022	26.38	38.98	10.57	5.17
<i>Significance Threshold</i> ^{1,2}	54	54	82	54
Exceed Threshold?	No	No	No	No

1. Emissions were calculated using CalEEMod.
 2. Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines, updated May 2017. The LCAQMD is a full attainment district for all criteria pollutants and has not adopted specific emissions thresholds for project analysis. The LCAQMD recommends that BAAQMD emissions thresholds be used as guidance. While these thresholds are not enforceable within LCAQMD, they allow for conservative analysis of potential project impacts during construction and operation. Source: Refer to the CalEEMod outputs provided in Appendix A, *Air Quality Modeling Data*.

Long-Term Operational Emissions

Operational emissions were calculated using CalEEMod version 2016.3.2. The basic modeling parameters assumed the proposed project would include ten unrefrigerated warehouses (drying sheds), one refrigerated warehouse (cooling shed), 65 parking spaces, and 80 acres of outdoor cultivation. Outdoor cultivation does not require use of artificial lighting or other equipment that would use energy resources. The proposed project would generate 60 vehicle trips during the peak cultivation season. Operating emissions and thresholds of significance are shown below in *Table 3: Significance Thresholds and Operational Emissions*.

Table 3 - Significance Thresholds and Operational Emissions

Emission Source	Pollutant (maximum pounds per day)					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Exhaust		Fugitive Dust	
			Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Area	3.07	0.0002	0.0001	0.0001	--	--
Energy	0.0	0.0	0.0	0.0	--	--
Mobile	0.24	0.75	0.007	0.01	--	--
Offroad	0.33	3.35	0.18	0.17	0.43	0.12
Stationary	2.46	11.01	0.36	0.36	--	--
Total Project Emissions	6.10	15.11	0.55	0.53	0.43	0.12
<i>Significance Threshold</i>	54	54	82	54	N/A	N/A
Exceed Threshold?	No	No	No	No	No	No

Source: Appendix X
 1. Emissions were calculated using CalEEMod.
 2. Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines, 2017. Use of the BAAQMD thresholds are recommended by LCAQMD as guidance.

As shown in Table 3, project emissions would not exceed significance thresholds. The project would incrementally generate air quality emissions; however, are not anticipated not have a significant impact on the environment. Project implementation would not conflict with any applicable plan, policy or

			<p>regulation of an agency. CalEEMod files are provided for reference in Appendix A – CalEEMod Outputs.</p> <p>Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p>Mitigation Measures:</p> <p>MM-AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>MM-AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p> <p>MM-AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>MM-AQ-4: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p>MM-AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>MM-AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>MM-AQ-7: All areas subject infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>MM-AQ-8: Prohibition of Open Burning of Cannabis Material. The applicant and individual license holders shall be prohibited from open burning of cannabis materials as part of project operations.</p> <p>Less than Significant Impact with Mitigation</p>	
<p>c) Expose sensitive receptors to substantial pollutant concentrations?</p>		<p>X</p>	<p>Toxic Air Contaminants (TACs)</p> <p>Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly. The nearest sensitive receptors are residential uses located approximately 1,600 feet south of the proposed buildings. However, the project will not produce concentrations of TAC. Therefore, the proposed project will not create a significant hazard to surrounding residents and other sensitive receptors through exposure to substantial pollutant concentrations such as particulate matter during construction activities and/or other toxic air contaminants.</p> <p>Carbon Monoxide Hotspots</p> <p>Typically, substantial pollutant concentrations of CO are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (LOS E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents, schoolchildren, or hospital patients). As identified above, the nearest sensitive receptors are located approximately 200 feet east of the cultivation area and 1,600 feet south of the proposed buildings. Additionally, the project would generate</p>	<p>1, 3, 4, 5, 10, 21, 24, 31, 36</p>

				<p>approximately 60 daily trips and would not affect intersection LOS. Therefore, impacts on sensitive receptors would be less than significant.</p> <p>Less than Significant Impact</p>	
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X		<p>The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose people to objectionable odors would have a significant impact.</p> <p>Project construction would use a variety of gasoline- or diesel-powered equipment that would emit exhaust fumes. While exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source.</p> <p>Construction-related odors would be less than significant, as there are no sensitive receptors closer than approximately 1,600 feet of the proposed buildings. Standard conditions AQ-1 through AQ-9 would reduce these emissions to the extent feasible, based on the type and availability of equipment for a specific task.</p> <p>Odors directly related to outdoor cannabis cultivation are more likely to be noticed in the general area of the project. It should be noted that the odor from the cultivation of cannabis primarily occurs during the flowering period of the plant. In an outdoor full season growing situation, the odor emanating from the growing operations will occur primarily during September and October and will cease once the plants are harvested. To manage potential odor-related concerns, the applicant will be required to submit an Odor Control Plan as a condition of approval and will need to mitigate the outdoor cultivation areas through the use of distance (passive) and/or odor-masking means (active) such as fragrant plants around the perimeter of the outdoor growing area. In accordance with Odor Control Plan the proposed project would not propagate objectionable odors which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public, or that endanger the comfort, repose, health, or safety of any person or the public. Additionally, the Odor Control Plan would provide property owners and residents within a 1000-foot radius of the proposed project with contact information of a Community Liaison/Emergency Contact to resolve any odor-related concerns prior to contacting the County.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
<p>IV. BIOLOGICAL RESOURCES <i>Would the project:</i></p>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		<p>A Biological Resources Report for the project site was prepared by Sequoia Ecological Consulting, Inc., and dated October 2020. Habitat mapping of the project property revealed that the project property consists of approximately 269.04 acres of agricultural fields, 5.69 acres of anthropogenic communities, 138.75 acres of non-native grassland, 755.77 acres of chaparral community, 8.08 acres of orchard, 358.66 acres of valley foothill woodland, 44.10 acres of mixed oak woodland, 20.38 acres of ephemeral drainages, 9.17 acres of intermittent creek, and an approximately 0.35 acre pond. <i>Figure 10-Habitat Resources Map</i>, shows the cultivation areas in relation to the habitat types on-site.</p> <p>Cultivation of cannabis proposed to occur entirely within the agricultural land and non-native grasslands. The agricultural areas are routinely disked, have been used for grazing. During the site survey, these areas were largely devoid of vegetation or were found to contain upland ruderal and non-native species. The non-native grasslands were comprised primarily of plant species that mature in spring and early summer but were not noted as being disturbed.</p> <p>There are eight special status plants recorded within 5 miles of the project property. The Biological Resources report included a survey of the cultivation areas and none of the species were observed nor was the specialized habitats such as playas, vernal pools, seeps, and serpentinite or volcanic soils within any</p>	1, 2, 3, 4, 5, 6, 22, 23, 25, 24, 26

			<p>of the areas proposed for improvements. None of the 8 species are expected to occur within areas that would be disturbed as a result of project implementation. Therefore, the report did not recommend any mitigation for impacts to special status plant species. Impacts in this regard would be less than significant.</p> <p>The Biological Resources report discussed that there are seven special-status wildlife species that have been previously documented within 5 miles of the project site. Due to the lack of suitable habitat, five of the eight species are not expected to occur. Three species, western pond turtle a California Species of Special Concern, Townsend's Big-eared Bat (<i>Corynorhinus townsendii</i>), and Pallid Bat (<i>Antrozous pallidus</i>) have potential to occur.</p> <p>The proposed project was designed, and cultivation areas and structures have been sited to avoid impacts to birds and animals and potential breeding and dispersal habitat. The project also would avoid areas that could be used as wintering and upland nesting habitat. Thus, impacts to species in this regard would be less than significant</p> <p>Cultivation related activities in the project area do have the potential to affect Townsend's Big-eared bat and pallid bat. While recent occurrences are not recorded in the proximity to the project property, the area does contain mature oak trees and man-made structures that may provide suitable roosting habitat. To reduce impacts, preconstruction surveys were recommended. Implementation of the Mitigation Measures (MM-BIO-1), as recommended and listed below would reduce impacts to the listed bat species to less than significant.</p> <p>The project property includes numerous trees and other areas that could be used by migratory and nesting birds. Preparation of cultivation sites and access-related disturbances may disrupt migratory birds and nesting activities. These birds are protected pursuant to MBTA. Prior to commencement of Project-related activities. To determine if nesting birds, including passerine and raptors are present, a preconstruction survey will be required to be completed by a qualified biologist.</p> <p>If nesting birds are located, including passerine and raptor species, a minimum buffer size of 50 feet for passerines and 300 feet for raptors would be implemented as determined by the qualified biologist. Buffers would be based on the species, activities proposed near the nest, and topographic and other visual barriers. Buffers would be required to remain in place until the young have departed the area or fledged and/or the nest is inactive, as determined by the qualified biologist. If work is required within a buffer zone of an active bird nest, work may occur under the supervision of a qualified avian biologist. The qualified avian biologist monitoring the construction work will have the authority to stop work and adjust buffers if any disturbance to nesting activity is observed.</p> <p>Mitigation Measures: MM-BIO-1: A qualified biologist shall be hired to conduct surveys for special-status bats (Townsend's big-eared bat and pallid bat) no more than two weeks prior to planned commencement of construction activities that have the potential to disturb bat day roosts or maternity roosts through elevated noise levels or removal of trees. If an active maternity roost is detected, a qualified biologist shall determine an appropriate avoidance buffer to be maintained from April 1 until young are flying (typically through August). If an active day roost is detected in a tree or structure planned for removal, or within a zone of influence (i.e., area subject to noise, vibration) that could result in roost abandonment, as determined by a qualified biologist, the bats shall be safely evicted under the guidance of a qualified biologist. Day roosts shall not be removed unless the daytime temperature is at least 50 °F and there is no precipitation. Mitigation for day roosts impacted by the Project will be achieved through the installation of bat houses on-site to replace lost roosts at a 1:1 ratio. Replacement roosts will be placed at the discretion of the qualified biologist.</p> <p>MM-BIO-2: Tree and vegetation clearing (removal, pruning, trimming and mowing) shall be scheduled to occur outside the migratory bird nesting season (February 1 through August 31). However, if clearing and/or construction activities will occur during the migratory bird nesting season, then preconstruction surveys to identify active migratory bird and/or raptor nests shall</p>	
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				<p>be conducted by a qualified biologist within 14 days of construction initiation on the Project site and within 300 feet (i.e., zone of influence) of Project-related activities. The zone of influence includes areas outside the Project site where birds could be disturbed by construction-related noise or earth-moving vibrations.</p> <p>If active nest, roost, or burrow sites are identified within the Project site, a no-disturbance buffer shall be established for all active nest sites prior to commencement of any proposed Project-related activities to avoid construction or access-related disturbances to migratory bird nesting activities. A no-disturbance buffer constitutes a zone in which proposed Project-related activities (e.g., vegetation removal, earth moving, and construction) cannot occur. A minimum buffer size of 50 feet for passerines and 300 feet for raptors will be implemented; sizes of the buffers shall be determined by a qualified biologist based on the species, activities proposed near the nest, and topographic and other visual barriers. Buffers shall remain in place until the young have departed the area or fledged and/or the nest is inactive, as determined by the qualified biologist. If work is required within a buffer zone of an active bird nest, work may occur under the supervision of a qualified avian biologist. The qualified avian biologist monitoring the construction work will have the authority to stop work and adjust buffers if any disturbance to nesting activity is observed.</p> <p>Implementation of mitigation measures BIO-1 and BIO-2 will reduce impacts to less than significant.</p> <p>Less than Significant Impact with mitigation measures added</p>	
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>			<p>X</p>	<p>Within the project property there are numerous watercourses on the project property of varying classifications. Within the project area proposed to undergo cultivation, none of these features contain adjacent riparian habitat. Site surveys conducted in September 2020 determined that no sensitive communities occur within the project area that would contain cultivation sites. Therefore, project activities would not impact riparian habitat or other sensitive natural communities and impacts would be less than significant. No mitigation is required.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 5, 6, 22, 23, 24, 25, 26</p>
<p>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?</p>			<p>X</p>	<p>Within the project property there are ephemeral drainages and intermittent creeks. The ephemeral drainages account for a total of approximately 20.38 acres, and intermittent creeks account for approximately 9.17 acres over the entire project property. A formal wetland survey was not performed, but several wetland plant species were present or identifiable in the drainages during the September 2020 surveys. The majority of these features are located outside the project parcel that would contain the four cultivation areas and nursery. All cultivation areas have been cited to avoid all such features and to maintain required buffers. All cultivations areas would have at least a 100-foot buffer from any of these features. <i>Figure 11-Aquatic Resources Map</i>, shows these features in relation to the proposed cultivation areas</p> <p>The bed, bank, and channel of the ephemeral and intermittent drainages within the project property are subject to California Department of Fish and Wildlife (CDFW) jurisdiction under Section 1600 of CFGC. Within the project areas where cultivation is proposed, riparian habitat was not observed. If any riparian vegetation surrounding these features is located, these areas would also be subject to CDFW jurisdiction if found. These features may also be considered waters of the state by the Regional Water Quality Control Board/State Water Quality Control Board (RWQCB/SWQCB), pursuant to the Clean Water Act (CWA). Prior to project initiation, it would be verified that all activities that could result in impacts to potential jurisdictional features would not result in encroachments to these areas. Prior to site activation, authorization from the CDFW and RWQCB/SWQCB would be required. Additionally, as mentioned above, the project would comply with SWQCB that requires watercourse setbacks to be implemented for cannabis production projects. This would ensure impacts are less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 5, 6, 22, 23, 24, 25, 26</p>

<p>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?</p>			X	<p>Preparation of the cultivation sites and work within adjacent areas would temporarily interfere with the movement of native wildlife. However, the proposed project would not result in the permanent dispersal of species and would not result in substantial disruption to migration corridors or use as wildlife nursery sites. Cannabis cultivation and related disturbances are limited to previously disturbed areas and areas with limited native vegetation and habitat. Individual cultivation areas would be fenced in accordance with County requirements, but pathways/corridors between the areas would remain open and would enable the passage of wildlife. In addition, the existing drainages would not be disturbed and could be used for wildlife movement. The proposed project would leave the vast majority of the project property (approximately 95%) as open space available for wildlife movement and use. The proposed project would have no adverse effects to fish movement in ephemeral and intermittent drainage. The existing ephemeral drainage features on-site do not provide suitable habitat to support fish and further, they would not be impacted as part of the proposed project. Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 5, 6, 22, 23, 24, 25, 26</p>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>		X		<p>Lake County does not have a tree protection ordinance. Cannabis Ordinance 3084, Section 4, Subsection iii) Prohibited Activities (a) Tree Removal, Lake County restricts tree removal according to California Code of Regulations (CCR) Section 895.1, and the removal of any true oak (<i>Quercus</i>) species or tan oak (<i>Notholithocarpus</i>) species for the purpose of developing a cannabis cultivation site should be avoided and minimized. The proposed project has been designed to eliminate the need for tree removal and cultivation areas and structures have been sited to avoid trees. If tree removal does occur a violation of the ordinance could result. Although it is not anticipated, if tree removal is needed subsequent to project approval, mitigation would be required. Implementation of MM-BIO-3 would reduce impacts to less than significant.</p> <p>Mitigation Measures: MM-BIO-3: The project applicant shall avoid impacting or removing protected trees and true oak species when feasible. If any protected or true oak trees are proposed for removal, the applicant shall procure a tree survey and arborist report. Any trees removed shall be mitigated according to Lake County requirements for tree replacement mitigation for the removal of protected trees; typical mitigation is tree replacement at a ratio of 2:1 or 3:1.</p> <p>Implementation of mitigation measure BIO-3 would reduce impacts to less than significant.</p> <p>Less than Significant Impact with mitigation measures added</p>	<p>1, 2, 3, 4, 5, 6, 22, 23, 24, 25, 26</p>
<p>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?</p>			X	<p>The proposed project does not conflict with any Habitat Conservation Plans, Natural Community Conservation Plans, or the Lake County General Plan. The Project site does not fall within the coverage area of any adopted HCPs or NCCPs. No impacts would occur.</p> <p>No Impact</p>	<p>1, 2, 3, 4, 5, 6, 22, 23, 24, 25, 26</p>

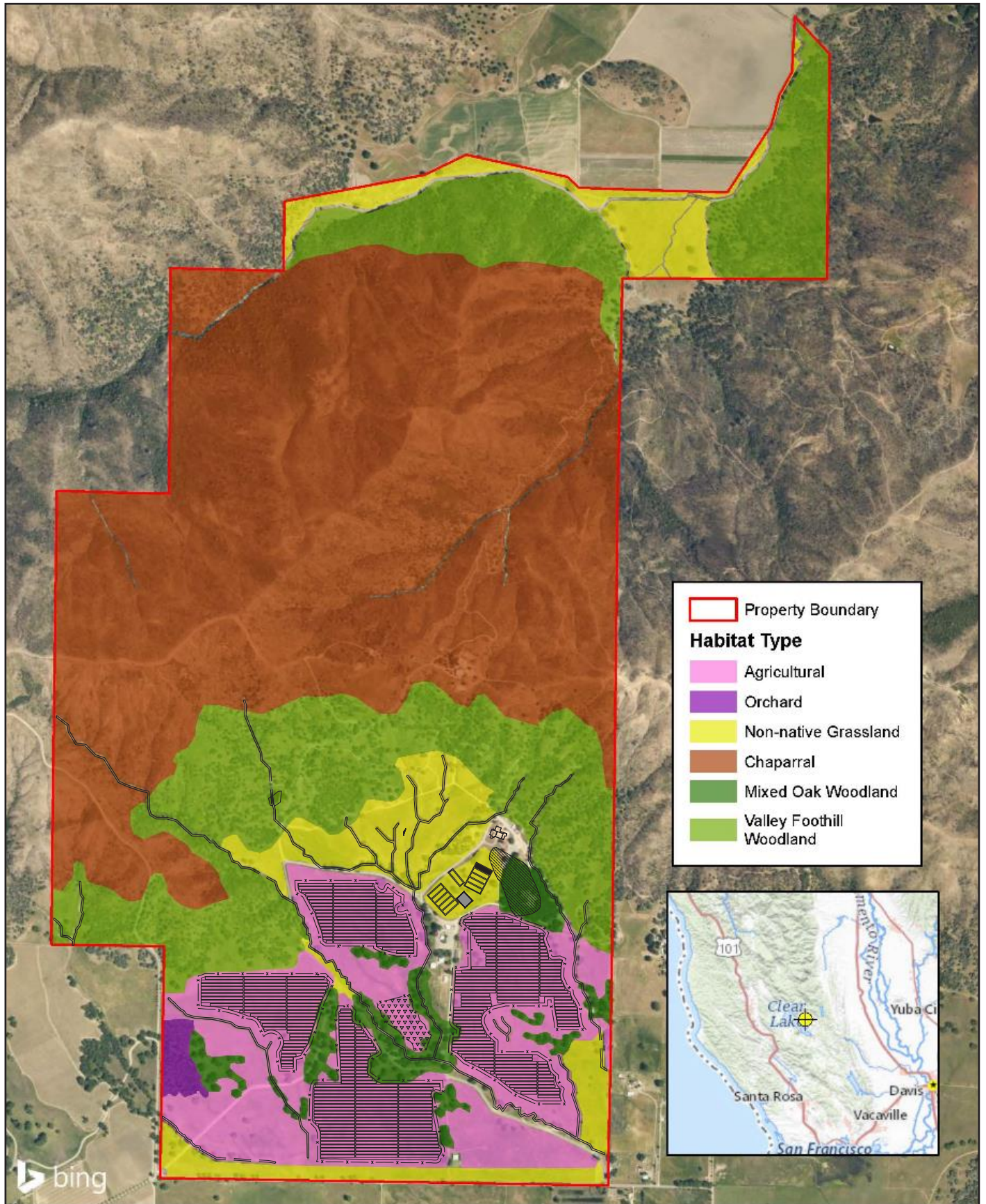


FIGURE 10: Habitat Resources Map
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

V. CULTURAL RESOURCES				
<i>Would the project:</i>				
<p>a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</p>		<p>X</p>	<p>A Cultural Resources Evaluation was conducted for the project parcel that would be used for cultivation. The Cultural Resources Evaluation was prepared by Archeological Research dated August 2, 2020. The report has been omitted from the appendix of this IS/MND for confidentiality purposes. The Cultural Resources Evaluation assessed approximately 290 acres of project parcel APN 006-004-07. Prior to the field inspection, a record search at the Northwest Information Center (NWIC) was conducted. The records search indicated that three prehistoric sites had been recorded within one mile of the project area and that no previous archaeological inspections had been conducted in the project area.</p> <p>During the field inspection, one prehistoric site was located. Found artifacts included points and obsidian flakes, several isolated pieces of stone tool manufacturing material, 1 obsidian point, and a few isolated historic features were encountered and recorded. Based on the constituents of the site, it first appeared that the site would meet the criteria to be considered a significant historic resource under CEQA. However, the artifacts and features were not part of a larger deposit and do not meet the criteria under Title 14 California Code of Regulations (CCR), § 4852. In addition, this site is located in a wooded location and is not proposed to be disturbed or undergo any disturbance as part of the project. Accordingly, the proposed project, as designed, would not result in the damage, destruction, or loss of culturally significant material at this location.</p> <p>Although the project does not include grading, it would include site preparation and foundation preparation activities to enable pouring of foundations and construction of the metal drying sheds. These site preparation activities as well as the surficial soil treatments in cultivation areas that would include amending and mixing of the near surface soils, has the potential to uncover undiscovered and cultural sites or resources in the surficial soils. Disturbance of an area within unknown resources could result in damage, destruction, or loss of the resource. To reduce these potential impacts, the project would include MM-CR-1, which requires notification of a qualified Registered Professional Archaeologist to evaluate the find according to the CEQA requirements should materials be inadvertently discovered. In addition, MM-CR-2 requires an employee training program that would educate employees to recognize potential resources.</p> <p>At the time the Cultural Resources Evaluation was prepared, cultivation was proposed to occur within (APN 006-009-36) and mitigation was proposed. Since that time, the proposed project has been revised and no longer includes cultivation in this area. Thus, the mitigation measure is omitted, and the area is not discussed further.</p> <p>Mitigation measures: MM-CR-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing 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 local overseeing 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. MM-CR-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>Implementation of MM-CR-1 and MM-CR-2 would reduce impacts to historical resource pursuant to §15064.5 to less than significant, and no further mitigation is required.</p> <p>Less than Significant Impact with mitigation measures added</p>	<p>1, 2, 3, 4, 6, 27,</p>

<p>b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?</p>		<p>X</p>		<p>The Cultural Resources Evaluation for the project revealed one location with cultural resources within APN 006-004-07. This area was in a location with thick tree cover and is not proposed to be disturbed as part of the project. No impacts to this site or the resources within would occur upon implementation of the proposed project. All project elements are been designed and cited outside of the resource boundary and to minimize disturbance to known cultural resources. Nonetheless, it is possible that areas that would be disturbed as part of the project may contain unknown archeological resources pursuant to §15064.5. If resources are present, surficial site disturbance and cultivation activities could result in damage, destruction, or loss of unknown resources.</p> <p>As discussed above, MM-CR-1 and MM-CR-2 have been included and implementation of these measures would reduce impacts to archeological resources pursuant to §15064.5 to less than significant. No further mitigation is required.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 6, 27,</p>
<p>c) Disturb any human remains, including those interred outside of formal cemeteries?</p>		<p>X</p>		<p>The Cultural Resources Evaluation did not locate any areas with human remains. It is considered unlikely that any area within the areas proposed for disturbance would be used for cultivation and undergo surficial site disturbance would contain any significant findings or include human remains. Nonetheless, while unlikely, should human remains be located MM-CR-3 would be implemented. MM-CR-3 includes requirements for notification to responsible parties including the coroner, qualified archaeologist, law enforcement, and tribal entities. Implementation of MM-CR-3 would reduce these impacts to less than significant and no further mitigation would be required.</p> <p>Mitigation measures: MM-CR-3: If human remains are uncovered during ground disturbing activities, the applicant shall immediately cease all ground disturbance and contact the Lake County Coroner or Lake County Sheriff's Office to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The Lake County Planning Division also shall be contacted immediately after contact or attempted contact with the County Coroner and/or Sheriff's Office. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further subsurface ground disturbing activity shall occur on the site or any nearby area reasonably suspected to overlie adjacent human remains until consultation is complete with the most likely descendent. Authorization to resume construction shall only be given by the County Planning Division and shall include implementation of all appropriate measures to protect any additional possible burial sites or human remains.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 6, 27,</p>
<p>VI. ENERGY Would the project:</p>					
<p>a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?</p>		<p>X</p>		<p>Energy related to the project would include energy directly consumed for special ventilation and air conditioning systems. Indirect energy consumption would be associated with the generation of electricity at power plants. Transportation-related energy consumption includes the use of fuels and electricity to power cars, trucks, and distribution facilities. Energy would also be consumed by equipment and vehicles used during project construction and routine maintenance activities.</p> <p>In order to ensure energy implications are considered in project decisions, Appendix F of CEQA Guidelines requires a discussion of the potential energy impacts of projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. The main forms of available energy supply are electricity, natural gas, and oil.</p> <p>All power supplied to the project would be provided by Pacific Gas & Electric (PG&E). PG&E is required to comply with RPS requirements. Currently, PG&E is above the RPS requirement with approximately 29 percent of delivered electricity generated by renewable sources.</p>	<p>1, 2, 3, 4, 28, 29, 30</p>

Construction

The energy consumption associated with construction of the proposed project includes primarily diesel fuel consumption from off-road construction diesel equipment, and gasoline consumption from on-road worker commute and vendor trips. Temporary electric power for as-necessary lighting and electronic equipment (such as computers inside temporary construction trailers, and heating, ventilation, and air conditioning) would be powered by a generator. The amount of electricity used during construction would be minimal; typical demand would stem from the use of electrically powered hand tools and several construction trailers by managerial staff during the hours of construction activities. The majority of the energy used during construction would be from petroleum.

There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or state. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These engines use highly efficient combustion engines to minimize unnecessary fuel consumption.

Additionally, use of construction fuel would cease once the project is fully developed. As such, project construction would have a nominal effect on the local and regional energy supplies. Therefore, it is expected that construction fuel consumption associated with the project would not be inefficient, wasteful, or unnecessary. The project would not substantially affect existing energy or fuel supplies or resources and new capacity would not be required. Impacts would be less than significant in this regard.

Operational

Energy related to the project would include energy directly consumed for ventilation and air conditioning systems, as well as fuel usage from on-road vehicles. All cultivation would occur outdoors. Energy resources would be required to operate the existing and proposed structures and facilities, the site security system, well pumps, and outdoor security lighting. Additionally, ten employees would be housed on-site during the peak cultivation season within existing residential units and bunkhouses. Gas and/or diesel fuel would be used to power two backup generators; however, these units would only be used in case of emergency and for a limited duration.

Quantifications of operational energy consumption are provided for the project are provided in Table 4 below.

Table 4 - High Valley Ranch – Energy Demand

Appliance	Location	Quantity	Watts per Unit	Annual Demand (watts)
Water Pump	Cultivation	7	3000	17,640,000
Fan	Drying	132	40	3,801,600
Dehumidifier	Drying	12	1900	16,416,000
Security Camera	Drying	55	6	475,200
Lights	Drying	110	100	1,320,000
Central AC	Cold Storage	1	3500	30,660,000
Computer	Shared Space	4	120	1,401,600
Security System	Shared Space	4	450	15,768,000
Security Lights	Shared Space	50	60	1,095,000
Printer	Shared Space	1	45	675
Coffee Maker	Shared Space	2	1500	630,000
Refrigerator	Shared Space	1	1000	8,760,000
Freezer	Shared Space	1	1000	8,760,000
Cooking Units	Residential	5	4000	4,200,000
Living Area	Residential	15,827	3	9,971,010
Laundry Circuits	Residential	2	1500	630,000
Clothes Dryer	Residential	3	5000	3,150,000
Water Heater	Residential	4	4000	3,360,000
Total Energy Demand				128,039,085

				<p>Project operation would annually consume approximately 128 million watts of electricity. Additionally, the project will implement the following energy conservation best practices:</p> <ul style="list-style-type: none"> • Turn off lights and unnecessary electronics when possible; • Reduce “plug” load by removing personal equipment such as desk lamps and space heaters or installing smart power strips; • Use energy efficiency features in all technology including computers, data storage, or other devices which consume excess energy; and • Replace and recycle old electronics. <p>Pacific Gas and Electric (PG&E) provides electricity to the project area. The project site is expected to continue to be served by the existing PG&E electrical facilities. Total electricity demand in PG&E’s service area is forecast to increase by approximately 12,000 GWh—or 12 billion kWh—between 2016 and 2028. Further, Lake County consumed approximately 446 million kWh of electricity in 2019. The Project’s anticipated electricity demand would be nominal (approximately 0.029 percent) compared to overall demand in Lake County and PG&E’s greater service area. Therefore, the projected electrical demand would not significantly impact level of service or exceed current planned capacity.</p> <p>Regarding natural gas, Lake County consumed 242,528,476 therms of natural gas in 2018. Therefore, the project’s operational energy consumption for space and water heating would represent a nominal portion of the natural gas consumption in the County.</p> <p>While diesel fuel would be used to power backup generators in case of an emergency, day-to-day operations would not require the use of significant diesel resources.</p> <p>It should also be noted that the project design and materials would comply with the 2019 Building Energy Efficiency Standards, which take effect on January 1, 2020, and/or future 2019 Building Energy Efficiency Standards depending on when construction permits are issued.</p> <p>The project operations would not substantially affect existing energy or fuel supplies or resources. The project would comply with applicable energy standards and new capacity would not be required. Impacts would be less than significant in this regard.</p> <p>Less than Significant Impact</p>	
<p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>			<p>X</p>	<p>Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. As discussed above, project development would not cause inefficient, wasteful and unnecessary energy consumption, and impacts would be less than significant. The proposed project includes 80 acres of A type 3 outdoor cultivation and would conform to all requirements of Lake County Ordinance 3084 Amended Chapter 21, Article 27, of the Lake County Code. The project would comply with existing State regulations or would be directly affected by the outcomes (vehicle trips and energy consumption would be less carbon intensive due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards). Therefore, the project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 28, 29, 30</p>

VII. GEOLOGY AND SOILS				
<i>Would the project:</i>				
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>		X	<p>Earthquake Faults and Rupture</p> <p>The project site is located within the northern California area, which is an area that is prone to geotechnical induced ground shaking. According to the California Department of Conservation, Landslide Hazard Identification Map and Map of Liquefaction Zones, the project site is not in an area prone to either hazard. In addition, there are no mapped earthquake faults on or adjacent to the subject site and the project site is not located in an Alquist Priolo Fault hazard area. Thus, impacts from fault rupture and landslides would be less than significant.</p> <p>Development of the cultivation areas would only occur in the upper layers of soil and would include mixing soils with organic materials and fertilizers to encourage plant growth. These areas are not habitable and are considered temporary. The 11 structures would require some earthwork and site preparation in the upper layers of soils to enable placement of the foundations. The structures would be used for storage and are not habitable. All structures would be built-in accordance with County code related to seismic safety as well as in conformance with the California Building Code (CBC). All areas proposed for improvements are in flat areas, and not in areas prone to liquefaction or landslides.</p> <p>Finally, prior to approval of building permits, a geotechnical report for the site and areas proposed for construction would be prepared. The geotechnical report would include necessary design standards to ensure preparation of the foundation is adequate to support the structures and maintain integrity should a ground shaking even occur.</p> <p>Therefore, the proposed project would not substantially exacerbate the existing risk from geologic or seismic conditions. Impacts in this regard would be less than significant and with conformance all standard building design, and standard permitting conditions, and mitigation measures would not be required.</p> <p>Less Than Significant Impact</p>	<p>1, 3, 4, 6, 7, 31, 32, 33, 34, 36,</p>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>		X	<p>The proposed project would include minimal grading and/or earth movement. The majority of ground disturbance would be for development of the cultivation areas, addition of amendments, and mixed with the existing soils. A minimal amount of imported soils may be used and placed in cultivation pots. Topsoils within the cultivation areas would not be removed or permanently covered by impermeable surfaces. These areas also are relatively flat, and would employ a drip irrigation system to minimize water use and irrigation runoff. All native soils and vegetation in the areas surrounding the proposed cultivation areas would not be disturbed. Use of this cultivation methodology would facilitate water infiltration from rain events, slow water runoff, and help prevent erosive loss of soils.</p> <p>The proposed project would include construction of 11 approximate 10,000 sf structures that would require removal of surface soils to prepare the subsurface for placement of foundations. Upon completion of the construction the soils would be covered and not prone to erosion. Prior to initiation of construction activities, the applicant would be required to show conformance to the National Pollution Discharge Eliminations System (NPDES). This would require implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) to minimize effects of erosion. This could include but not be limited to placement of sandbags, silt fencing, water bars, and reseeded, to minimize erosive effects of construction. Conformance with these requirements would be included in the project and standard permitting conditions.</p> <p>Therefore, the proposed project would not have a substantial effect on the potential for increased erosion or the loss of topsoil. Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	<p>1, 3, 4, 6, 7, 31, 32, 33, 34, 36, 53</p>

<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			<p>X</p>	<p>The soil over the majority of the proposed cultivation area is comprised of Wolfcreek loam (Type 247). Wolfcreek loam generally has 0-2% slopes, are well-drained, very slow runoff, and have moderately slow permeability. The soils consist of alluvium derived from mixed rock sources (USDA, 2020). Due to the flat terrain and composition of the soils the project area in which cultivation would take place on Wolfcreek Loam would be considered stable. The entire area where the 11 proposed drying sheds would be constructed are within this soil complex. As discussed above, construction of the new structures would be done in conformation with all County codes and the CBC related to seismic safety. Thus, the proposed project would not include activities that would exacerbate any geologic hazard or unstable unit. <i>Figure 12–Project Area Soils Map</i>, shows the cultivation areas in relation to the existing soils.</p> <p>A small portion of the project area that would be used for cultivation on the westerly side of APN 006-004-07 and within Cultivation Area 1 would occur in an area with Wappo loam (Type 242). Wappo loam occurs in areas with 2-8% slopes, is moderately well-drained, has a high runoff class and parent material is alluvium (USDA, 2020). The project area in which cultivation would occur within this area is relatively flat and would be considered stable. Impacts would be less than significant, and mitigation is not required.</p> <p>Less Than Significant Impact</p>	<p>1, 3, 4, 6, 7, 32, 33, 34, 35, 36, 37,</p>
<p>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?</p>			<p>X</p>	<p>The Wolfcreek series consists of fine-loamy mixed soils. Within the layers of soils the grains are generally loam, clay loam, and sandy clay loam. The Wappo loam generally consists of well-drained soils consisting largely of loam, clay loam, and sandy clay loam.</p> <p>Due to the lack of clays and silts in the soils the shrink swell and expansion potential is limited. In addition, the proposed project would not result in the construction of habitable structures anywhere within the project property. Therefore, the project would not exacerbate any of these hazards, and impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	<p>1, 3, 4, 6, 7, 36, 37,</p>
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?</p>			<p>X</p>	<p>The project site would be served through an existing on-site septic system. The area in the 649.28 acres site in which most cultivation would occur, is large enough to support the existing in-ground septic system. The proposed project also would be required to comply with the State Water Board Resolution No. 2012-0032, the Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems, which took effect on May 13, 2013. The purpose of this policy is to allow the continued use of Onsite Wastewater Treatment Systems (OWTS), while protecting water quality and public health. Pursuant to the request of the County Health Services and Environmental Heal Division, the applicant will coordinate with the County to ensure the OWTS will comply with applicable requirements and enable access for a site evaluation if required. Impacts would be less than significant and mitigation is not required.</p> <p>Less Than Significant Impact</p>	<p>1, 3, 4, 6, 7, 36, 37, 50, 53</p>
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>		<p>X</p>		<p>There would be minimal ground disturbances occurring with this project to prepare the site for the complete cultivation area. The project area in which cultivation is proposed is relatively flat and does not contain any unique geologic feature. The proposed project would include minimal earthwork for foundation preparation over an approximate 2.7-acre area. While the potential for the project to damage paleontological resources is considered low, if such resources are damaged during construction, impacts would be potentially significant. Implementation of mitigation MM-GEO-1 would reduce impacts to less than significant.</p> <p>MM-GEO -1: Prior to ground disturbing activities, the developer shall ensure that a qualified archaeologist, who meets the Secretary of the Interior's Standards for professional archaeology, monitor all grading activities during construction for the presence of cultural resources.</p> <p>Less Than Significant Impact with Mitigation.</p>	<p>1, 3, 4, 6, 7,</p>

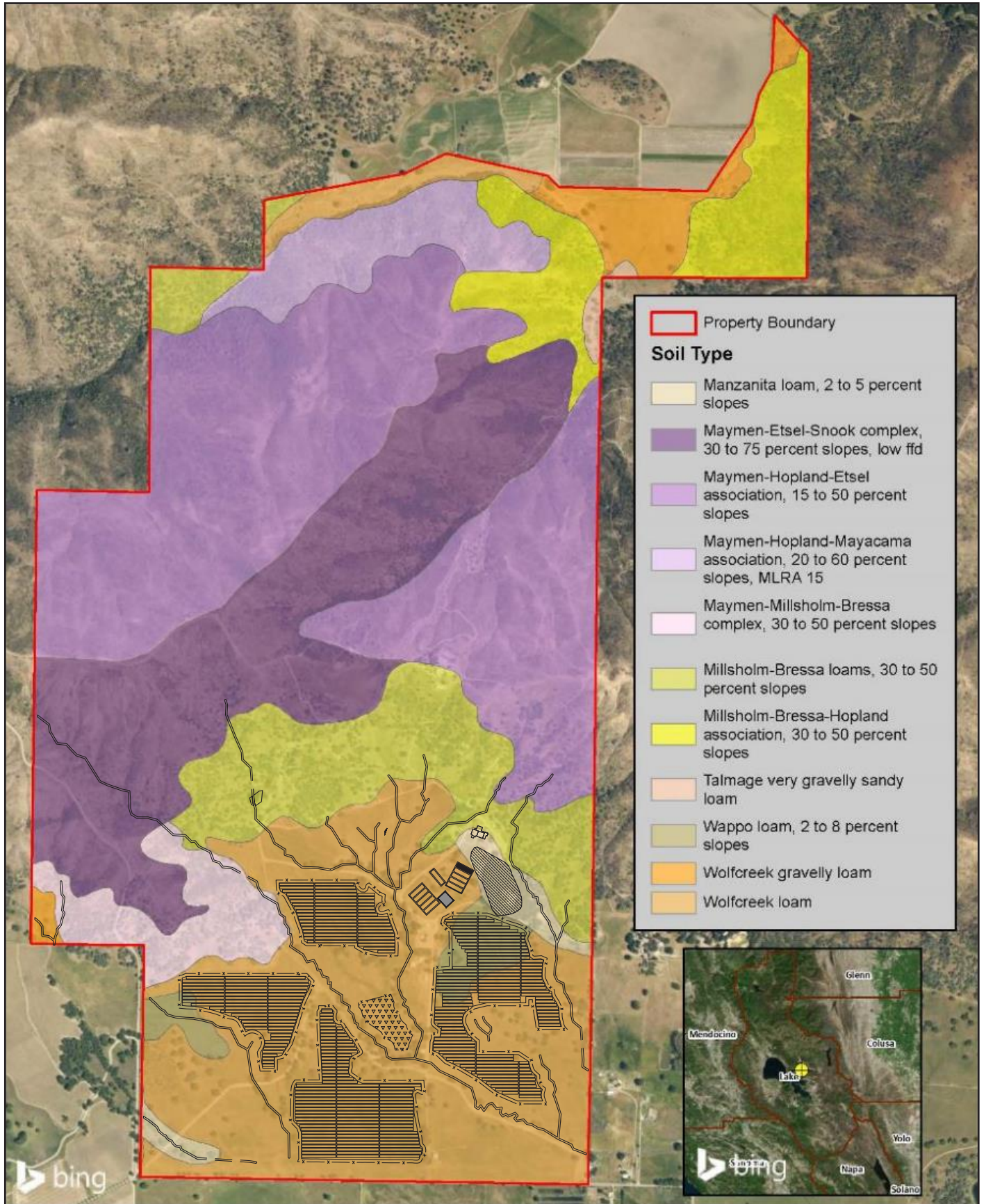


FIGURE 12: Project Area Soils Map
 High Valley Ranch - Cannabis Cultivation Facility



Not to scale

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

Short-Term Construction Greenhouse Gas Emissions

The proposed project would result in direct GHG emissions from construction and operation related activities. Total GHG emissions generated during construction are presented in *Table 5: Construction Greenhouse Gas Emissions*. The CalEEMod outputs are contained within the Appendix A, Air Quality and GHG Data.

Construction of the project would result in direct emissions of CO₂, N₂O, and CH₄ from the operation of construction equipment and the transport of materials and construction workers to and from the project site.

Several State-led GHG emissions-reducing regulations have recently taken effect, and changes to regulations will continue to take effect in the near future that will substantially reduce GHG emissions. For instance, implementation of Assembly Bill 1493 (the Pavley Standard) (Health and Safety Code Sections 42823 and 43018.5) will significantly reduce the amount of GHGs emitted from passenger vehicles. The Pavley Standard is aimed at reducing GHG emissions from noncommercial passenger vehicles and light-duty trucks of model years 2009–2016 by requiring increased fuel efficiency standards of automobile manufacturers. The program combines the control of smog, soot, and GHG emissions with requirements for greater numbers of zero-emission vehicles. By 2025, when the rules will be fully implemented, new automobiles will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions.

The electricity provider for Lake County, Pacific Gas and Electric Company (PG&E), is subject to California’s Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020, which will have the effect of reducing GHG emissions generated during energy production. As of 2019, PG&E powermix was at 29 percent renewable energy and will be required to achieve the 60 percent renewable energy goal by 2030 established by SB 100.

As shown in Table 5, project construction-related activities would generate approximately 868 MTCO_{2e} of GHG emissions over the two-year construction period. One-time, short-term construction GHG emissions are typically summed and amortized over the project’s lifetime (assumed to be 30 years). It is reasonable to look at a 30-year time frame for buildings since this is a typical interval before a new building requires the first major renovation. The amortized project emissions would be approximately 28.9 MTCO_{2e} per year. Once construction is complete, the generation of construction-related GHG emissions would cease.

Table 5 - Construction Greenhouse Gas Emissions

Construction Year and Season	CO ₂ e Emissions, metric tons/year
Total (2021)	416
Total (2022)	452
Total	868
Emissions amortized over 30 years	28.9
Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.	

LCAQMD does not have a threshold for construction GHG emissions, which are one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the proposed Project. In absence of thresholds of significance, the LCAQMD is currently recommending GHG analysis consistent with BAAQMD approach. Emissions from construction are below the BAAQMD construction phase threshold of 1,100 MTCO_{2e}/year. Therefore, project construction GHG impacts are less than significant.

1, 3, 4, 6,
20, 21,
39, 40,
41

				<p>Operational Greenhouse Gas Emissions</p> <p>Operational or long-term emissions occur over the life of the project. The project proposes eleven cannabis storage buildings, including ten drying sheds and one cold storage shed. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the emissions associated with solid waste generated from the Project, agricultural tractors, backup generators, and any fugitive refrigerants from air conditioning or refrigerators.</p> <p>Total GHG emissions associated with the Project are summarized in <i>Table 6: Project Greenhouse Gas Emissions</i>. As shown in Table 6, the Project would generate approximately 446 MTCO_{2e} annually from both amortized construction and operations.</p> <p style="text-align: center;">Table 6 - Project Greenhouse Gas Emissions</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Emissions Source</th> <th style="text-align: center;">MTCO_{2e}¹ per Year</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Construction (amortized over 30 years)</td> <td style="text-align: center;">28.9</td> </tr> <tr> <td style="text-align: center;">Area</td> <td style="text-align: center;">0.01</td> </tr> <tr> <td style="text-align: center;">Energy</td> <td style="text-align: center;">42.87</td> </tr> <tr> <td style="text-align: center;">Mobile</td> <td style="text-align: center;">83.06</td> </tr> <tr> <td style="text-align: center;">Offroad</td> <td style="text-align: center;">71.63</td> </tr> <tr> <td style="text-align: center;">Stationary</td> <td style="text-align: center;">28.66</td> </tr> <tr> <td style="text-align: center;">Waste</td> <td style="text-align: center;">55.69</td> </tr> <tr> <td style="text-align: center;">Water</td> <td style="text-align: center;">163.99</td> </tr> <tr> <td style="text-align: center;">Total Annual Project GHG Emissions²</td> <td style="text-align: center;">445.91</td> </tr> <tr> <td style="text-align: center;"><i>Threshold³</i></td> <td style="text-align: center;">1,100</td> </tr> <tr> <td style="text-align: center;"><i>Exceed Threshold?</i></td> <td style="text-align: center;"><i>No</i></td> </tr> </tbody> </table> <p>Note: ¹ Emissions were calculated using CalEEMod version 2016.3.2. Refer to Appendix A for model outputs. ² Total values are from CalEEMod and may not add up due to rounding. ³ LCAQMD does not have a GHG operational threshold, therefore BAAQMD threshold of 1,100 MTCO_{2e} was utilized.</p> <p>Table 6 shows that the proposed project would result in approximately 446 MTCO_{2e}. LCAQMD does not have a GHG threshold, therefore the neighboring BAAQMD threshold of 1,100 MTCO_{2e} was utilized. The project would not exceed the numeric threshold of 1,100 MTCO_{2e}. Thus, the Project would have a less than significant impact with respect to GHG emissions. In addition, with continued implementation of various statewide measures, the project's operational energy and mobile source emissions would continue to decline in the future. GHG operational emissions would be less than significant.</p> <p>Less than Significant Impact</p>	Emissions Source	MTCO _{2e} ¹ per Year	Construction (amortized over 30 years)	28.9	Area	0.01	Energy	42.87	Mobile	83.06	Offroad	71.63	Stationary	28.66	Waste	55.69	Water	163.99	Total Annual Project GHG Emissions²	445.91	<i>Threshold³</i>	1,100	<i>Exceed Threshold?</i>	<i>No</i>	
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<i>Threshold³</i>	1,100																												
<i>Exceed Threshold?</i>	<i>No</i>																												
<p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>			<p>X</p>	<p>California Air Resource Board Scoping Plan Consistency</p> <p>The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing GHGs (CO₂, CH₄, NO_x, HFCs, PFCs, and SF₆) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan provides a range of GHG reduction actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as the cap-and-trade program, and an AB 32 implementation fee to fund the program. As shown in <i>Table 7 - Project Consistency with Applicable CARB Scoping Plan Measures</i>, the Project is consistent with most of the strategies, while others are not applicable to the Project.</p> <p>The 2017 Scoping Plan Update identifies additional GHG reduction measures necessary to achieve the 2030 target. These measures build upon those identified in the first update to the Scoping Plan in 2013. Although a number of</p>	<p>1, 2, 3, 4, 6, 20, 21, 39, 40, 41</p>																								

these measures are currently established as policies and measures, some measures have not yet been formally proposed or adopted. It is expected that these actions to reduce GHG emissions will be adopted as required to achieve statewide GHG emissions targets. As such, impacts related to consistency with the Scoping Plan would be less than significant.

Table 7 - Project Consistency with Applicable CARB Scoping Plan Measures

Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency
Transportation	California Cap-and-Trade Program Linked to Western Climate Initiative	Regulation for the California Cap on GHG Emissions and Market-Based Compliance Mechanism October 20, 2015 (CCR 95800)	Consistent. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers. However, the regulation indirectly affects people who use the products and services produced by these industrial sources when increased cost of products or services (such as electricity and fuel) are transferred to the consumers. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and combustion of other fossil fuels not directly covered at large sources in the Program's first compliance period.
	California Light-Duty Vehicle GHG Standards	Pavley I 2005 Regulations to Control GHG Emissions from Motor Vehicles Pavley I 2005 Regulations to Control GHG Emissions from Motor Vehicles	Consistent. This measure applies to all new vehicles starting with model year 2012. The proposed project would not conflict with its implementation as it would apply to all new passenger vehicles purchased in California. Passenger vehicles, model year 2012 and later, associated with construction and operation of the proposed project would be required to comply with the Pavley emissions standards.
		2012 LEV III California GHG and Criteria Pollutant Exhaust and Evaporative Emission Standards	Consistent. The LEV III amendments provide reductions from new vehicles sold in California between 2017 and 2025. Passenger vehicles associated with the site would comply with LEV III standards.
	Low Carbon Fuel Standard	2009 readopted in 2015. Regulations to Achieve GHG Emission Reductions Subarticle 7. Low Carbon Fuel Standard CCR 95480	Consistent. This measure applies to transportation fuels utilized by vehicles in California. The proposed project would not conflict with implementation of this measure. Motor vehicles associated with construction and operation of the proposed project would utilize low carbon transportation fuels as required under this measure.
	Regional Transportation-Related GHG Targets.	SB 375. Cal. Public Resources Code §§ 21155, 21155.1, 21155.2, 21159.28	Not applicable. SB 375 requirements apply to Regional Transportation Plans/Sustainable Community Strategies (RTP/SCS) prepared by Metropolitan Planning Organizations (MPOs). Lake County is not within an MPO and does not have an applicable RTP/SCS. However, the Lake Area Planning Council prepared a RTP type document (Lake County Final Regional Transportation Plan.

						2017) that highlights objectives to reduce greenhouse gas emissions by promoting and facilitating transit use and increasing active transportation alternatives. The project would not conflict with the regions ability to meet their objectives.	
				Goods Movement	Goods Movement Action Plan January 2007	Not applicable. The proposed project does not propose any changes to maritime, rail, or intermodal facilities or forms of transportation.	
				Medium/Heavy-Duty Vehicle	2010 Amendments to the Truck and Bus Regulation, the Drayage Truck Regulation and the Tractor-Trailer GHG Regulation	Consistent. This measure applies to medium and heavy-duty vehicles that operate in the state. The proposed project would not conflict with implementation of this measure. Medium and heavy-duty vehicles associated with construction and operation of the proposed project would be required to comply with the requirements of this regulation.	
				High Speed Rail	Funded under SB 862	Not applicable. This is a statewide measure that cannot be implemented by a project applicant or Lead Agency.	
				Electricity and Natural Gas	Energy Efficiency	Title 20 Appliance Efficiency Regulation	Consistent. The proposed project would not conflict with implementation of this measure. The proposed project would comply with the latest energy efficiency standards.
			Title 24 Part 6 Energy Efficiency Standards for Residential and Non-Residential Building				
			Title 24 Part 11 California Green Building Code Standards				
			Renewable Portfolio Standard/Renewable Electricity Standard.		2010 Regulation to Implement the Renewable Electricity Standard (33% 2020)	Consistent: The proposed project would obtain electricity from the electric utility, PG&E. PG&E obtained 29 percent of its power supply from renewable sources in 2019. Therefore, the utility would provide power when needed on-site that is composed of a greater percentage of renewable sources.	
			Million Solar Roofs Program		SB 350 Clean Energy and Pollution Reduction Act of 2015 (50% 2030)		
			Million Solar Roofs Program		Tax Incentive Program	Consistent. This measure is to increase solar throughout California, which is being done by various electricity providers and existing solar programs. The program provides incentives that are in place at the time of construction.	
			Water	Water	Title 24 Part 11 California Green Building Code Standards	Consistent. The proposed project would comply with the CalGreen standards, which requires a 20 percent reduction in indoor water use.	
					SBX 7-7—The Water Conservation Act of 2009		
					Model Water Efficient Landscape Ordinance		
			Green Buildings	Green Building Strategy	Title 24 Part 11 California Green Building Code Standards	Consistent. The State is to increase the use of green building practices. The proposed project would implement required green building strategies through existing regulation that requires the	

						proposed project to comply with various CalGreen requirements.
				Industry	Industrial Emissions	2010 CARB Mandatory Reporting Regulation Not applicable. The Mandatory Reporting Regulation requires facilities and entities with more than 10,000 MTCO _{2e} of combustion and process emissions, all facilities belonging to certain industries, and all electric power entities to submit an annual GHG emissions data report directly to CARB. As shown above, mobile source emissions make up the majority of emissions and project stationary source GHG emissions would not exceed 10,000 MTCO _{2e} . Therefore, this regulation would not apply.
				Recycling and Waste Management	Recycling and Waste	Title 24 Part 11 California Green Building Code Standards AB 341 Statewide 75 Percent Diversion Goal Consistent. The proposed project would not conflict with implementation of these measures. The proposed project is required to achieve the recycling mandates via compliance with the CALGreen code. The County has consistently achieved its state recycling mandates.
						Forests
				High Global Warming Potential	High Global Warming Potential Gases	CARB Refrigerant Management Program CCR 95380 Not applicable. The regulations are applicable to refrigerants used by large air conditioning systems and large commercial and industrial refrigerators and cold storage system. The proposed project would not conflict with the refrigerant management regulations adopted by CARB.
				Agriculture	Agriculture	Cap and Trade Offset Projects for Livestock and Rice Cultivation Not applicable. The proposed project site is designated for agricultural uses. No grazing, feedlot, or other agricultural activities that generate manure occur currently exist on-site or are proposed to be implemented by the proposed project.
Source: California Air Resources Board, <i>California's 2017 Climate Change Scoping Plan</i> , November 2017 and CARB, <i>Climate Change Scoping Plan</i> , December 2008.						
Less than Significant Impact						

IX. HAZARDS AND HAZARDOUS MATERIALS						
<i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		<p>This proposed project would not use or require the use of any acutely hazardous materials. The proposed project would use organic pest control and fertilizers for cultivation operations. Limited volumes of pesticides and herbicides would be used. The use of predominantly organic materials would substantially reduce the potential for environmental hazards through routine transport, use, or disposal of materials. All pesticides and fertilizers are required to, and would be stored in locked and secured existing structures within the site. All materials would be used in accordance with manufacturer specification, state standards such as compliance with CDFR Code Division 6 Pest Control Operations, and Division 7 Agricultural Chemical, and in accordance with Lake County guidance related to use, storage, containing leaks, restricting application times, avoiding waters, etc. In addition, all cannabis waste would be chipped and composted on-site and used for making natural fertilizer tea for reuse before spreading on-site or disposed of at a licensed recycling facility. Burning of cannabis waste is not proposed, would not occur, and is prohibited in Lake County.</p> <p>Some of the equipment needed to build the proposed structures and on-site equipment needed to support cultivation activities would require refueling and routine maintenance. This may include generators, vehicles, trucks, loaders, bulldozers, and other machinery such as small tractors to move materials and equipment. All fuels, greases, lubricants, and solvents needed for fueling and</p>	1, 2, 3, 4, 6, 42, 43, 44,

				<p>upkeep would be used and stored according the manufacturers specifications. All fuels and other petroleum-based materials would be stored in authorized containers and in a secondary containment unit to prevent contaminants from contacting soils. 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 would comply with all applicable local, state and federal safety standards and would have adequate safety devices, such as secondary containment, and protect against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. Additionally, the storage of potentially hazardous material would be located at least 100-feet from any existing water wells and collected hazardous materials would be recycled or disposed of through a registered waste hauler. Further, prior to the issuance of building permit, the applicant would submit and maintain a Materials Inventory Disclosure Statement/Business Plan with the Environmental Health Department for 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. The applicant would submit written documentation to the Community Development Department that all necessary permits have been obtained. Conformance to these plans and all other applicable regulations from Lake County, Department of Toxic Substances Control (DTSC), and other agencies pertaining to safe, handling, use, and disposal of materials would ensure impacts are less than significant. No mitigation is proposed.</p> <p>Less than Significant Impact</p>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	<p>As discussed above, the proposed project would not use any acutely hazardous materials that if improperly handled or used would create a significant hazard to the public or the environment. The applicant would predominantly use organic materials for fertilization and pest control; however, some pesticides, and fuels, lubricants, and solvents would be used for routine maintenance and operations and for maintenance of equipment needed for the short-term construction of the proposed 11 structures. All listed materials would be stored in a secure building. As applicable, certain materials would be stored in secure containers above secondary containment systems to avoid contamination of underlying soils. Lastly, all equipment needed for site preparation and operations would be kept and operate within previously disturbed areas on the site. This, and conformance to all applicable regulations and standards, would reduce the potential for upset and accident conditions. Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 42, 43, 44,
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The proposed project would not use acutely hazardous materials, substances, or waste. In addition, the project site is not located within one-quarter mile of an existing or proposed school. The nearest school is East Lake School, approximately 2.0 miles to the southeast. No impacts would occur.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 42, 43, 44,
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the California Waterboards GEOtracker website (Waterboards, 2020), is not listed on the Department of Toxic Substances Control (DTSC) Cortese List (DTSC, 2020), and the DTSC Envirostor database (DTSC, 2020). The proposed project includes minimal excavation and surficial mixing of soils of predominantly grazing land to enable use for cannabis cultivation. The risk of upset and subsequent exposure from the presence of existing hazardous materials is remote. These impacts would be less than significant.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 42, 43, 44,

<p>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?</p>			X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. The nearest airport to the project site is Lampson Field approximately 12 miles to the west (Lake County, 2017).</p> <p>No Impact</p>	1, 3, 4, 6, 45
<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			X	<p>The Lake County Emergency Operations Plan was adopted in 2018 and a more recent Draft Plan was circulated in July of 2020. The project would not impair or interfere with any provisions of either of the emergency response or evacuation plans. Impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 6, 7
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>			X	<p>The project areas including the cultivation sites mapped by the California Department of Forestry and Fire Protection (FRAP) as being in a Moderate Fire Hazards Severity Zone (MFHSZ). The upland areas within the project property, but outside proposed cultivation areas where no work or improvements are proposed, is within a Very High Fire Hazard Severity Zone (VHFHSZ) (FRAP, 2020). The project does include the construction of 11 new metal buildings but none of these structures are proposed to be habitable, they would not be located in high or very high fire hazard severity zones, and would not exacerbate risks from wildfire.</p> <p>The proposed project would remove and alter some of the grassland area to facilitate irrigated cultivation and construction of the proposed 11 structures. The proposed structures would include electrical that meets the California Electrical Code for cold and drying purposes. The applicant would also adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space (no less than 100 feet and 300-foot vegetation fuels reduction buffer from areas with hazardous materials); and would be verified during building permit review. The proposed project would conform to the requirements of the California Fire Code and NFPA standards and the Public Resource Code. As needed or fire hydrants and supporting water storage will be determined by the Lake County Building official and/or Cal Fire. Sprinkler systems, fire alarm systems, portable fire extinguishers, fire hose reels and other fire protection methods would be installed as required by the CFC and Lake County. All improvements would occur within the project site, in areas that are previously developed or already proposed for disturbance, and would not result in any additional impacts. See Section XX, Wildfire for more information. Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 3, 4, 6, 7, 74
<p>X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i></p>					
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>			X	<p>Numerous small drainages and tributaries, classified as Class III watercourses, flow down the northern slopes of the foothills within the project site before reaching a larger intermittent creek, a Class II watercourse. This intermittent creek flows in a west-to-east direction across the northernmost boundary of the project site (e.g., within parcels 006-009-36, 006-002-09, and 006-002-04), eventually flowing offsite and into Long Valley Creek.</p> <p>The proposed project will not disturb any surface or groundwater resource. The project will maintain existing vegetative cover adjacent to the cannabis canopy area to minimize off-site waste discharge. Access roads and parking areas are paved or graveled to prevent the generation of fugitive dust. Vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed operations.</p>	1, 2, 3, 4, 6, 46, 48, 50, 52, 53

			<p>The project would include five 10,000-gallon water tanks, one in the cultivation area and nursery as well as a 40,000-gallon metal tank only used for fire suppression. On-site water tanks that feed the irrigation system would enable direct mixing of fertilizer into the irrigation lines. A small two-horsepower pump would be used to help with fertilizer mixing. Personnel will minimize adverse impacts on the surface/ground water resources by not applying pesticides or fertilizer within 100-feet of a surface water body or in unfavorable wind conditions and implementing the best practices</p> <p>The project parcel is currently served by an existing on-site septic system. The State Water Resources Control Board adopted the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). This Policy uses a risk-based, tiered approach for the regulation and management of OWTS installations and replacements and sets the level of performance and protection expected from OWTS. The proposed project would include the use of the existing septic tanks, which will require the applicant to coordinate with the Lake County Environmental Health Department to ensure all OWTS comply with the applicable requirements. Further, pursuant to the request of the County, the applicant would ensure access for a site evaluation, if requested, to ensure compliance with all applicable Lake County Environmental Health Department requirements. Additionally, the applicant would comply with all State and Local requirements pertaining to operation and maintenance of the existing septic system on-site to reduce the risk of degradation of ground water quality.</p> <p>Additionally, the project parcel is served by six existing wells. One new well, for which a permit has been issued, would be drilled within 50 feet of the nursery site, and one existing well would provide water for the project. If necessary, existing wells may be reconditioned to provide additional a more efficient water supply and redundancy for the irrigation system. This would not change water demand, water use, or increase the scope or scale of the project. The applicant will use above-ground fabric pots as the planting venue and will limit the use of fertilizers and pesticides to organic fertilizers and pesticides, which will reduce the risk of degradation of ground water quality. There are no seasonal or year-round creeks or drainage channels on the site. The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements.</p> <p>Less Than Significant Impact</p>	
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>		<p>X</p>	<p>The proposed project would be served by one existing well and one proposed well. The proposed project would require approximately 12 hours of irrigation per plant per week, resulting in approximately 2.2 million gallons a week for 22 weeks a year. Thus, annual usage is estimated to be 48,400,000 gallons for 80 acres of canopy area and 5 acres of nursery area. The final irrigation plan for the proposed project has been developed to maximize water efficiency and minimize evaporative loss. However, the proposed irrigation system will incorporate a range of features including a pre-programmable and web-based irrigation system and Variable Frequency Drive for each well to ensure efficient water use. The proposed project would comply with all requirements of the Model Water Efficient Landscape Ordinance. The cultivation operation will include a drip irrigation system to ensure targeted and efficient use of water on site. Further, as discussed under Impact Hydrology (c) below, the cultivation area would remain permeable and would not reduce groundwater recharge on site.</p> <p>According to the Lake County Water Demand Forecast, the commercial, industrial and institutional (CII) water use demand is 78 gallons/day per employee. Assuming a maximum of 65 employees will be onsite for 22 weeks (308 days), the water use demand is approximately 4.79-acre feet per year (1,561,000 gallons per year). Further, the proposed project would house ten employees onsite through the cultivation season. Employees living on-site would require limited water resources for daily activities including bathing, drinking, and cooking. On-site residents would use approximately 350 gallons per day, resulting in 2,450 gallons a week for 22 weeks per year. Thus, annual usage is estimated to be 53,900 gallons for ten onsite residents.</p> <p>A well draw-down test was completed on the project site suggesting that there was suitable yield from one of the wells on the southern end of the project area.</p>	<p>1, 2, 3, 4, 6, 46, 48, 50, 53</p>

				<p>The well permit for the new well has been issued. The project would not alter a stream or river, nor would it substantially increase the amount of runoff that would result in flooding. There are no above-ground water sources near the cultivation area.</p> <p>Less than Significant Impact</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>i) Result in substantial erosion or siltation on- or off-site;</p> <p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</p> <p>iv) Impede or redirect flood flows?</p>		X		<p>The proposed project would include an outdoor cultivation area of approximately 80 acres and an outdoor nursery area of approximately 5.0 acres. Both the cultivation and nursery areas would remain permeable since above-ground pots can act as water absorption and water can pass through the above-ground pots to be absorbed into the soil.</p> <p>Additionally, eleven drying sheds would be constructed on-site, resulting in an addition of approximately 110,000 SF of impermeable area. Accordingly, project implementation would increase the impermeable surface on site by approximately 2.7 acres. This represents a nominal increase and with runoff control features such as downspouts and dissipators, the presence of adjacent undeveloped and vegetated areas. Thus, the proposed project is not anticipated to result in a substantial increase in the rate or amount of surface runoff. Further, construction of the metal sheds would require minimal site preparation to prepare for foundations and would not substantially alter the existing drainage pattern of the site.</p> <p>Sediment migration and discharge from the worksite into the on-site ephemeral drainages or intermittent stream, and consequently the off-site creeks they are tributary to, would be reduced by implementation of BMPs. BMPs would be implemented in accordance with a SWPPP intended to minimize the potential for and effects of erosion. Standard BMPs include, but are not limited to, the placement of silt fence or straw wattles between active work areas or materials stockpiles and active waterways, covering all materials stockpiles during windy conditions (winds greater than 15 mph) or when a greater than 50% chance of rainfall is predicted within a 72-hour period. Conformance with these requirements would be included in the project and standard permitting conditions. Therefore, project implementation would not result in substantial erosion or siltation.</p> <p>Less than Significant Impact</p>	1, 3, 4, 6, 46, 49, 52,
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>		X		<p>The project site is not located in a flood plain, tsunami, or seiche zone.</p> <p>The westerly portion of the areas proposed for cultivation are located within FEMA map 06033C0537D effective 09/30/2005 and the easterly area that would be in 06033C0541D effective 09/30/2005 are mapped as Zone D. Zone D. According to FEMA, “the Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The designation of Zone D is also used when a community incorporates portions of another community’s area where no map has been prepared. (FEMA, 2011).</p> <p>Less than Significant Impact</p>	1, 3, 4, 6, 47,
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>		X		<p>The proposed cultivation operation applied for coverage under the SWRCB General Order for Cannabis Cultivation Activities on September 29, 2020 and was classified as a ‘Tier 2 Low Risk’ activity. The applicant will comply with all requirements of the Cannabis General Order to protect water resources. Per the Water Conservation and Use requirements outlined in the SWRCB’s Cannabis General Order, the project will implement the following Best Management Practices (BMPs)/ Best Practical Treatment and Control (BPTC) measures to conserve water resources:</p> <ul style="list-style-type: none"> • Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks; • Install float valves on all water storage tanks to keep them from overflowing onto the ground; • Use water-conserving irrigation systems/methods, such as drip/trickle and microspray irrigation and hand watering, and never overwater the plants; and 	1, 3, 4, 6, 46, 48, 49, 50, 51, 52, 53

				<ul style="list-style-type: none"> Document and maintain daily records of all water used by the proposed cannabis cultivation operation. <p>Additionally, all hazardous materials including pesticides and fertilizers will be stored in a locked/secured shed to avoid contamination of water resources.</p> <p>The proposed project is located within the jurisdiction of the Lake County Watershed Protection District. The Lake County Groundwater Management Plan was adopted in 2006 and provides a framework for the County and other water users to implement effective water resource management programs. The proposed project would comply with all requirements of the County's Groundwater Management Plan to avoid effects on water resources.</p> <p>Accordingly, the proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan.</p> <p>Less than Significant Impact</p>	
XI. LAND USE AND PLANNING					
<i>Would the project:</i>					
a) Physically divide an established community?			X	<p>The proposed project site would not physically divide an established community. The proposed project is located in a largely undeveloped area and is not located between adjacent communities or minimize connectivity between adjacent parcels. Approximately 80 acres of the 1,639.96 -acre project property would be used for cultivation. The project property is served by an existing internal driveway and roadways that are not used to access non-project property. The site is not used by adjacent rural residences nor does it provide connectivity between off-site uses. No impacts would occur.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 54, 55, 56
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	<p>This proposed project is consistent with the Lake County General Plan and the Lake County Zoning Ordinance. The parcel proposed for cultivation, 006-004-07, has general plan designations of A and RL. The Lake County Zoning Ordinance reflects a Base Zone Split, Full zoning 1 RL-WW-SC; Full zoning 2 – A-WW-SC. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a Use Permit. Both designations plan for agricultural uses. The proposed project would require approval of a Use Permit for construction of the proposed 11 structures. Use Permits are discussed in the County Zoning Ordinance (Lake County, 2021). Issuance of permits is a common tool used by the County to enable flexibility in the planning and approval process when appropriate for certain sites and to enable developments such as the proposed project. In addition, the applicant would adhere to all incorporated mitigation measures and conditions of approval the County would apply to the project.</p> <p>Article 27 of the Lake County Zoning Ordinance, subsection (at), lists the regulations for commercial cannabis cultivation in Lake County. The review process determines the consistency of each project with this subsection. No conflicts with this subsection have been identified for the proposed project. The proposed project also would undergo additional review for preparation of the staff report at which time and conditions of approval would be written and included to the project as part of the final approval process.</p> <p>The General Plan does not contain policies, goals, or objectives relating to commercial cannabis cultivation; however, they do contain policies related to economic development. This proposal would employ between 30 - 40 people full-time for 22 weeks of the year, which would help the local economy.</p> <p>Lastly, commercial cannabis cultivation would adhere to all licensing and regulations requirements of the California Department of Food & Agriculture (CDFA) related to cannabis cultivation and enforcements defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA).</p> <p>As discussed in the various sections of this IS/MND, the project as proposed would not result in any significant impacts due to the violation of land use plan, policy, or regulation. Mitigation beyond measures already identified are not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 54, 55, 56

XII. MINERAL RESOURCES						
<i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	<p>The Aggregate Resource Management Plan (ARMP) does not identify the project property as an important source of aggregate. In addition, the project property is not shown in the Aggregate Resource Map Book (Lake County, 1992). The proposed project also does not include any uses that would preclude future mining activities should the site be needed in the future. Impacts would not occur, and mitigation is not required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 57, 58
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	<p>Neither the Lake County General Plan, nor the Lake County Aggregate Resource Management Plan designates the project property as being a locally important mineral resource recovery site. In addition, the project property is not shown in the Aggregate Resource Map Book (Lake County, 1992) as containing mineral resources. Impacts would not occur, and mitigation is not required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 57, 58
XIII. NOISE						
<i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			<p>Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators can reach high levels. During construction, exterior noise levels could affect the rural residences surrounding the project site. Project construction would occur approximately 200 feet from existing offsite single-family residences to the east and approximately 100 feet from onsite mobile homes. Noise levels typically attenuate (or drop off) at a rate of 6 dB per doubling of distance from point sources, such as industrial machinery.</p> <p>Lake County does not have specific construction noise standards. Per Lake County Municipal Code (Section 41.11(e)(5) construction site sounds between 7:00 a.m. and 7:00 p.m. are exempt from local noise standards. However, Table 11.1 in the Lake County Municipal Code (Section 41.11) shows a maximum one-hour noise level of 55 dBA between 7 a.m. and 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. for receiving residential land uses. According to Section 4.11(e)(8) agricultural equipment when operated on property zoned for agricultural activities are exempt from local noise standards.</p> <p>As per the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018), construction noise levels at the sensitive receptor would be approximately 73 dBA or below at 200 feet. The nearest offsite sensitive receptor to the project site is located approximately 200 feet east of the site and future cultivation area. The highest anticipated construction noise level of 73 dBA at 200 feet is expected to occur during the use of trucks. The drying sheds would be located approximately 1,600 feet north of the nearest onsite sensitive receptors. The highest anticipated construction noise level of 55 dBA at 1,600 feet is expected to occur during the foundation pouring and building construction phases. Additionally, the majority of construction would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.</p> <p>During operations, noise related to cannabis cultivation typically occurs as the result of machinery related to post construction equipment such as well pumps, vehicles to move materials, or other agricultural related noises. The project includes use of organic soil amendments that would be mixed with the upper layer of soil to make it ready for planting. The hours of construction would be limited through standard conditions of approval and the zoning ordinance). Small tractors are anticipated to be used for this activity and would be similar to the existing agricultural operations. In addition, fencing would be installed around the cultivation areas and if machinery is used, it would generate localized and temporary noise and would not be a constant noise source.</p> <p>Project operations within the dry storage and cold storage would occur indoors within structures. No significant noise sources are predicted or planned for this use. The sheds include emergency backup generators during power outages.</p>	1, 2, 3, 4, 6, 59, 61, 62, 63, 64

				<p>Other noises associated with the sheds and storage include mechanical equipment and noise associated with the parking lot. Other noise sources would include increased vehicle traffic to the site. However, with approximately 65 employees on site at one time and associated traffic, this represents a minimal increase in an environment that has existing agricultural noise from adjacent uses. Additionally, a majority of the employees would remain on-site for the 22-week operational period. In comparison to existing and future background conditions, the proposed project would result in negligible change once operational.</p> <p>Mitigation measures are necessary to make sure that noise levels are kept to a reasonable level as measured from the property lines. To ensure noise generated by the project does not exceed the maximum levels specified in the Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences, MM-NOI-1 and MM-NOI-3 would be implemented. Implementation of these measures would ensure impacts remain less than significant.</p> <p>Mitigation measures: MM -NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, 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. MM-NOI-2: 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. MM-NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p> <p>Less than Significant Impact with mitigation measures added</p>	
<p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p>			<p>X</p>	<p>The project is not expected to create unusual groundborne vibration. Construction would involve the use of some construction equipment to construct the structures and prepare the soil for planting. The project does not include the use of heavy equipment or piledriving which are typically associated with the creation of ground borne vibrations. The maximum vibration level at 200 feet (nearest offsite sensitive receptor) would be approximately 0.004 in/sec PPV whereas the FTA's threshold of 0.2 in/sec is a conservative threshold for architectural damage criterion for continuous vibrations. The low-level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. Impacts would be less than significant and mitigation is not required.</p> <p>Less Than Significant Impact</p>	<p>1, 2, 3, 4, 6, 59, 61, 62, 63, 64</p>
<p>c) For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?</p>			<p>X</p>	<p>The project is not located within an airport land use plan or within two miles of a public airport. The nearest airport to the project site is Lampson Field approximately 12 miles to the west (Lake County, 2017).</p>	<p>1, 2, 3, 4, 6, 59, 61, 62, 63, 64</p>

XIV. POPULATION AND HOUSING						
<i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	<p>The project would not induce population growth. Lake County had approximately 64,040 people in January 2020, which is an approximate 0.4% decrease from the 64,268 population in 2019 California Department of Finance (CDOF). As of December 2020, the unemployment rate in Lake County was 9.0 with a total of approximately 2,500 people unemployed. (California Economic Development Department, 2021).</p> <p>Based on these numbers, there is a substantial number of residents seeking employment that would be available to fill the vacant position (30-40) In addition, the project would include on-site housing. Even if all employees were to enter from outside the county, this would represent a population increase of approximately 0.06 %. This is not considered a substantial increase and impacts would be less than significant. No mitigation is required.</p> <p>No Impact</p>	1, 3, 4, 6, 65, 66
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>The proposed project does not include the construction of any units or removal of any habitable structures. No housing would be displaced as a result of the project.</p> <p>No Impact</p>	1, 3, 4, 6, 65, 66
XV. PUBLIC SERVICES						
<i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	<p>The NSFPD requested additional information regarding their service be added. The NSFPD provides fire, rescue, response to hazardous materials incidents, and emergency medical service and transportation to the project area. The closest fire station to the project site is located approximately 4 miles away. Additionally, the Fire Marshal is responsible for addressing cannabis and hemp permitting, including the proposed project. Construction and operation of the proposed project could result in increased demand for fire protective services should a call originate from the project site or result from project operations. Prior to project approval, the County would ensure that construction activities and all project plans would include and comply with all applicable local and State fire codes. Additionally, any approved project address numbers would be placed on all buildings and or driveways in such a position as to be plainly visible and legible from the street or road fronting the property and the numbers would contrast with their background. Following compliance with permitting requirements and standard conditions of project approval that would be required by the County, project implementation would not require new or expanded fire protection facilities that could cause significant environmental impacts.</p> <p>The Lake County Sheriff's Office provides police protection services throughout Lake County. The Sheriff's Office participates in numerous community outreach programs and events and provides law enforcement services through patrol and field services, traffic enforcement, security camera registration, and Citizens' Academy. As discussed above, the proposed project would not substantially increase the local population. Further, the proposed project includes a robust security protocol to promote both the safety and security of employees but also to secure cannabis products and equipment. Safety features include fences with gated access points, security alarm system to notify and record incidents if barriers are breached, a closed-circuit television system to record activities at all sensitive areas 24-hours a day, and establishing an identification and sig-in/sign-out procedure for all people entering the site. The project's security plan would be subject to review by County personnel during the approval process. Therefore, project implementation would not require new or expanded police protection facilities that could cause significant environmental impacts.</p> <p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. Some of the future employees are anticipated to reside on-site; however, they would be served by existing services. As discussed above, the project would result in a maximum increase of county population of approximately 0.06%, if none of the anticipated employees already lived in the County and received services. Therefore, the</p>	1, 2, 3, 4, 6, 67, 68

				<p>proposed project would not result in a substantial population increase such that new or expanded fire or police protection, schools, parks, or other public facilities would be needed that lead to an impact on the environment.</p> <p>Less Than Significant Impact</p>	
<p>XVI. RECREATION <i>Would the project:</i></p>					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	<p>The proposed project is anticipated to draw most potential employees from within the County. As of December 2020, the unemployment rate in Lake County was 9.0 with a total of approximately 2,500 people unemployed. Nonetheless, even if all needed employees were to move to the county this would result in an increase in the county population of approximately .06%. Therefore, the proposed project is more likely to draw employees from the local area and it would not have substantial impacts on existing parks or other recreational facilities such that new facilities would be required. Impacts would be less than significant and no mitigation is required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 65, 66
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	<p>As discussed above, this proposed project would not result in a substantial population increase to necessitate the construction or expansion of any recreational facilities such that impacts on the environment would occur. Impacts would be less than significant and no mitigation is required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 65, 66
<p>XVII. TRANSPORTATION <i>Would the project:</i></p>					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	<p>The proposed project site is accessed from High Valley Road. High Valley Road is a rural minor/rural minor collector, which provides access between local streets and arterials. Rural Minor Collectors link smaller urban areas and other places of interest that are not served by the Arterial system.</p> <p>A minimal increase in traffic is anticipated due to construction, maintenance, and weekly and/or monthly incoming and outgoing deliveries through the use of van-type delivery vehicles. Daily employee trips are anticipated to be between 20-30 average daily trips during the peak cultivation season. There are no known capacity issues within the approximate three-mile segment of High Valley Road from the town of Clear Lake to the project area that would be needed to access the project site. The proposed project would not affect the County's ability to continue to work with other agencies, ensure safe operation and maintenance of area roadways, and the proposed project would increase revenues to the county with which they could use to make repairs and improve local roadways including High Valley Road, as needed. The proposed project would not make any improvements to existing roadways, install bicycle lanes, pedestrian paths, or new transit along High Valley Road as such improvements are not feasible and not proposed by the applicant or County along this segment of High Valley Road.</p> <p>The applicant would encourage future workers to carpool and ride-share to minimize vehicle trips and also would provide on-site housing within the existing structures that could accommodate approximately 10 employees. This measure would reduce daily vehicle trips and help ensure impacts remain less than significant. No mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	<p>CEQA Chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. The proposed project would not conflict with the OPR technical advisory on evaluating transportation impacts. OPR set forth the standard that if a project would not exceed 110 trips per day, it would not exceed the threshold or require a formal traffic study to evaluate VMT, and generally indicates impacts would be less than significant.</p> <p>Projects in Lake County that produce more than 50 average daily trips (ADT) are assessed for vehicle-related impacts more carefully than smaller land use projects. Projects that would result in greater than 50 daily trips to an access</p>	1, 2, 3, 4, 5, 6

				<p>road, driveway or entrance are required to apply for a Major Access Permit. Those projects with less than 50 daily trips are required to apply for a Minor Access Permit.</p> <p>The proposed project would use High Valley Road as its primary access point. High Valley Road is a paved and County maintained roadway. The proposed project would result in between 60-65 average trips during the peak cultivation and harvest season (approximately 7 months per year) using High Valley Road. Outside of that seven-month time frame the number of employees would be significantly reduced. This would reduce the yearly average daily trips to less than 50 trips per day.</p> <p>Therefore, because the proposed project is below the OPR guidance, but to account for the trips based on County standards, the applicant would prepare the required Minor Access Permit. The Minor Access Permit would be submitted to the County as part of the project review and approval process. This would ensure that the proposed project would comply with local County standards in conformance with state CEQA guidelines section 15064.3, subdivision (b)(1).</p> <p>Less than Significant Impact</p>	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		<p>No changes to High Valley Road are proposed or would occur as part of the proposed project. The proposed project would not change the geometric roadway design features such as introducing sharp curves or new intersections. Pursuant to the request of Calfire, NSFPD, and state fire codes, the proposed driveway or access roads exceeding 150 feet in length but not less than 800 feet in length would have turnout(s) near the midpoint of the roadway and no more than 400 feet apart. Impacts in this regard would not occur. The proposed project would require temporary transportation of machinery, equipment, and materials needed for site preparation and construction of the new structures. All machinery and materials would be transported in accordance with all safety requirements, flagging, and traffic control to ensure hazards are minimized. The proposed project and associated construction are not considered incompatible uses within the site and with appropriate safety measures, are not incompatible with the use of local roadways. Upon the completion of site preparation and construction, the use of High Valley Road and other County roadways for transportation of construction equipment and materials would cease. Lastly, existing driveway to the project site and main interior access road has been improved and paved with asphalt concrete and would be maintained as part of the project. Additionally, no access roads would exceed slopes of 16%. The project site also has existing unpaved roads that would provide direct access to the cultivation site. Impacts in this regard would be less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6
e) Result in inadequate emergency access?		X		<p>As proposed, this project would comply with applicable fire codes as requested by Calfire and NSFPD and would not impact existing emergency access. The proposed project would not alter any roadway alignments outside the project area and interior roadways would be maintained or improved to provide emergency access to all improved areas. The project has been reviewed by the Department of Public Works and would be reviewed by Calfire and other agencies for review of safety and access, and compliance with the requirements of CCR 1273/PRC 4290 for fire access roads. Additionally, the project would be required to install a rapid entry lockbox, approved by the NSFPD, which will enable emergency access at the entry of the project site. This would ensure that all standard safety and access requirements, including 14-foot gate width and gate being 30 feet from the roadway are included in the final project design and included, if needed, as conditions of project approval by the County.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6

XVIII. TRIBAL CULTURAL RESOURCES					
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		To be completed upon completion of AB 52.	1, 2 3, 4, 6, 28, 70
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 XVIII(a). To be completed upon completion of AB 52	1, 2 3, 4, 6, 28, 70
XIX. UTILITIES AND SERVICE SYSTEMS					
<i>Would the project:</i>					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	<p>The applicant would adhere to all Federal, State and Local regulations regarding the provision of utility services.</p> <p>The subject parcel is served by an existing well and septic system. The applicant is proposing to use portable toilets that would be supplied and serviced by a licensed business. As discussed in Section X. Hydrology and Water Quality, project implementation would not result in adverse impacts to water quality or management. Accordingly, the project would not require relocation or construction of water supply or wastewater treatment facilities.</p> <p>The proposed project would construct 110,000 SF of buildings on-site; however, implementation would not alter drainage patterns or substantially increase runoff on-site. The remaining area of the site would remain unchanged and the canopy area would remain permeable. Accordingly, the project would not require the installation of any new stormwater drainage systems.</p> <p>The proposed project would use an existing on-grid power source provided by PG&E and per their request is discussed. Power from PG&E would be used to power lights and electrical equipment associated with existing residential units and bunkhouses, security systems, security lighting, and well pumps. Outdoor cannabis cultivation practices involve a lower energy demand than indoor cultivation and the proposed project would not require construction of new or expanded electric power facilities. PG&E would also provide natural gas service via existing connections within residential units and shared space on site. Natural gas demand would be used to power household appliances and would not require relocation or construction of electric power or natural gas facilities. As a part of the proposed project, all plans will be verified to comply with PG&E requirements for development within close proximity to a PG&E facility. This includes, but is not limited to, setbacks, limits to grading, access, inspections, loading, excavation, boring, and fencing. In addition, to clarify per the request of Calfire, all buildings would be wired and powered to the most current CBC and electrical as verified by the County prior to commencement of project operations. Lastly, the project would not require the relocation of any existing utilities. Impacts in these regards would be less than significant.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 6, 71

<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>			<p>X</p>	<p>The site contains six existing on-site wells and one new well within 50 feet of the nursery areas would be drilled. If necessary, existing wells may be reconditioned to provide efficiency in the water supply or redundancy for the irrigation system. The well locations are shown on <i>Figure 5–Cultivation Area Overview</i>, above. The existing well and proposed well would produce an adequate volume of water to serve cultivation and other project demands.</p> <p>The annual water demand for High Valley Ranch is approximately 353.86 acre-feet. Accounting for evapotranspiration and overspray, it is anticipated that approximately 60% to 70% of the irrigation water will be returned to the aquifer through infiltration in an average year. This will reduce the net decline in water levels within the aquifer. Thus, based on the existing hydrogeologic conditions, projected water demands, there would be sufficient water to meet the projected water demands for the project.</p> <p>Less Than Significant Impact</p>	<p>1, 2, 3, 4, 6, 46, 48, 50, 53, 71</p>
<p>c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p>			<p>X</p>	<p>The site is served by an existing septic system with no known issues regarding adequacy. The proposed project would comply with the SWRCB OWTS Policy to ensure proper operation and maintenance of the on-site septic system.</p> <p>The project applicant also will supply portable toilets for workers which would reduce effects on the septic system. The project would not be served by a municipal wastewater treatment system and impacts in this regard would be less than significant.</p> <p>Less Than Significant Impact</p>	<p>1, 2, 3, 4, 6, 49, 52</p>
<p>d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?</p>			<p>X</p>	<p>The project will minimize solid waste generation by packaging the product in an off-site facility. All solid waste produced on-site will be collected daily and be separated for landfill, recycling, or compost. Solid waste will be temporarily stored on-site prior to weekly disposal at appropriate facilities by South Lake Refuse and Recycling. The project will prioritize the purchasing of materials in reusable, eco-friendly, compostable, and/or recyclable packaging when possible; reuse and recycle materials as much as possible to divert waste from landfills and designate multiple recyclable materials collection receptacles on the project property.</p> <p>An estimated 1,050,000 pounds of cannabis vegetative waste would be produced during the first yearly harvest and 1,600,000 pounds during the second harvest, for a total of 2,650,000 pounds of cannabis vegetative waste. All vegetative waste will be composted on-site. As waste is collected, it will be chopped using a chipper machine and subsequently mixed with organic material at a 50/50 mix. All compost will be regularly turned and spread throughout the property once or twice annually.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 6, 71</p>
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>			<p>X</p>	<p>The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is 2,650,000 annually. To further minimize solid waste production, all cannabis packaging and manufacturing would occur off-site. See Section XIX(d). Accordingly, the proposed project would comply with all statutes and regulations related to solid waste.</p> <p>Less than Significant Impact</p>	<p>1, 2, 3, 4, 6, 71</p>
<p>XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>					
<p>a) Impair an adopted emergency response plan or emergency evacuation plan?</p>			<p>X</p>	<p>The proposed project would not impair operation or implementation of the 2018 Lake County Emergency Operations Plan. The project property is mapped within a State Responsibility Area (SRA) for fire protection. All cultivation areas and other areas that would be used for cannabis-related activities are located within Moderate Fire Hazard Severity Zones (MFHSZ). The existing conference center is approximately 1,500 feet from a Very High Fire Hazards Severity Zone (VHFSZ) on the slopes to the east.</p> <p>Access to the site is taken from a short private drive that intersects High Valley Road. This access is adequate to provide emergency access to the site should it be needed. In addition, the proposed project would implement all design</p>	<p>1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38, 72</p>

				<p>requirements set for in Sections 4290 and 4291 CalFire Standards related to hazardous fire areas. The cultivation areas are within existing grazing land that has been heavily disturbed and lightly vegetated and would not impede any emergency response.</p> <p>Lastly, the proposed project would not alter or modify any existing county roads and does not include any uses that would impede the use of High Valley Road should it be needed to evacuate nearby areas. Impacts would be less than significant, and mitigation is not required.</p> <p>Less than Significant Impact</p>	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	<p>The areas of the project area that would be used for cultivation and proposed for improvements are flat and generally devoid of thick vegetation. These areas also would not be located adjacent to any VHFSZ. Approval of this project would not increase the fire risk in this area. While nearby areas within the project property would be at risk of wildfires, the cultivation operations as proposed would not exacerbate these conditions and would not expose project occupants to the uncontrolled spread of a wildfire. In addition, the area surrounding the proposed structures would implement the 30- and 100-foot fire buffers in accordance with required defensible space. Impacts in this regard would be less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 37, 72
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	<p>The site is served by High Valley Road, a well-maintained county roadway. No other infrastructural improvements are needed aside from maintenance of existing interior dirt roads and construction and site preparation activities to enable project operations. Installation of needed improvements to operate the proposed project would occur within a MFHSZ. Pursuant to the request of Calfire and NSFPD, and pursuant to all State Fire Codes, all interior roadways would be improved, as needed, as all weather roads and for 75,000 lb vehicles, provide turnarounds, and maintain less than 16 percent slopes. All gates on interior access roads would be a minimum 14 feet wide and have rapid access (KNOX boxes) installed to enable emergency access. Installation of these standard improvements, as needed, would follow standard fire safe construction practices and would not occur in proximity to dense brush as none is present near areas proposed for improvements. Thus, the proposed project would not exacerbate the risk of wildfire on a temporary or permanent basis. Impacts in this regard would be less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 37, 46, 50, 71, 72
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	<p>The proposed cultivation areas and all existing and proposed structures that would be used for cultivation-related activities are in areas that are flat and 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. The existing conference center and 11 structures in this proposed project would be located downslope of an area mapped as a VHFSZ. It is possible that if a fire occurred in this area downslope flooding could occur. However, if a fire does occur and it is determined that a danger of flooding or landslides could result, project employees would have an adequate time to leave the premises. Therefore, although some risk to the existing proposed structures would remain, threat to human health and safety would be minimized. Impacts in this regard would be less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 71, 72

XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>		X		<p>The project proposes a cultivation of commercial cannabis and construction of new buildings within previously disturbed areas and areas that are devoid of substantial vegetation and habitat with significant value to wildlife or other plant species or complexes. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p>	All
<p>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)?</p>		X		<p>Potentially significant impacts have been identified related to Biological Resources, Cultural Resources, and Tribal Cultural Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.</p>	All
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		<p>The proposed project has the potential to result in adverse indirect or direct effects on human beings. Biological Resources, Cultural Resources, and Tribal Cultural Resources have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.</p>	All

* Impact Categories defined by CEQA

**Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Municipal Code
4. Lake County Zoning Ordinance
5. Lake County Commercial Cannabis Zones
6. Google Earth
7. Lake County Scenic Combining District
8. CDOT, California State Scenic Highways
9. CDOT, Scenic Highway Map
10. USDA Websoilsurvey – Wappo Loam
11. USDA Websoilsurvey – Wolfcreek Loam
12. USDA Websoilsurvey – Wolfcreek Series
13. California Department of Conservation - Important Farmland
14. California Department of Conservation -Williamson Act Contract

15. California Code – Public Resources Code Section 12220
16. California Code – Government Code GOV Section 51104
17. Bay Area Air Quality Management District – CEQA Air Quality Guidelines
18. California Air Pollution Control Officers Assoc. CalEEMod.
19. California Air Resources Board – Air Quality and Land Use Handbook
20. CARB – Current Air Quality and Land Use Handbook
21. Lake County AQMD Rules and Regulations
22. Lake County – Community Development grading steps
23. Lake County GIS – Serpentine Soils Map
24. California Department of Fish and Wildlife – CNDDDB
25. Sequoia Ecological Consulting Inc., Biological Resources Report
26. Sequoia Ecological Consulting, Inc. Technical Memorandum and Map of Wetland, Waterways, and Aquatic Features.
27. United States Fish and Wildlife Service – National Wetlands Inventory.
28. John W. Parker – Cultural Resources Evaluation.
29. California Energy Commission – Total System Electric Generation
30. California Energy Commission – Consumption Database
31. Pacific Gas & Electric – 2019 Electric Power Mix.
32. Lake County Seismic Area Map
33. California Geologic Survey – Alquist Priolo Fault Hazard Zones
34. California Department of Conservation – Earthquake Zones of Required Investigation
35. California Geologic Survey – Fault Activity Map
36. United State Geologic Survey – USGS Topographic Map
37. Lake County GIS Slopes Map
38. California Division of Safety of Dams – Dam Breach Inundation Map
39. Bay Area Quality Management District
40. California Air Pollution Control Officer Association – CEQA & Climate Change.
41. California Air Pollution Control Officers Association – CalEEMod Users Guide
42. Department of Toxic Substances Control – Envirostor
43. Department of Toxic Substances Control – CORTESE List
44. California Waterboards – Geotracker
45. Lake County – Lampson Field Master Plan Report
46. Kimley-Horn High Valley Ranch Project Surface and Groundwater Hydrology Technical Memo
47. Federal Emergency Management Agency – Flood Hazard Map
48. Lake County – lake County Groundwater Management Plan
49. North Coast Regional Water Quality Control Board – On-site Wastewater Treatment System
50. CDM - Lake County Water Demand Forecast
51. Federal Emergency Management Program – Office of Energy Efficiency and Renewable Energy.
52. State Water Resources Control Board - Cannabis Cultivation Policy.
53. Lake County Department of Water Resources – Groundwater Management
54. Lake County Zoning Ordinance Section 21-50
55. Lake County Zoning Ordinance Section 21-51
56. Lake County Zoning Ordinance Section 21-27
57. Lake County Aggregate Resources Management Plan
58. Lake County Aggregate Resources Management Map Book
59. California Department of Transportation – Technical Noise Supplement
60. California Department of Transportation - Transportation Related Earthborne Vibrations
61. California Department of Transportation Transportation and Construction Induced Vibration Guidance Manual
62. Cyril M. Harris – Handbook of Noise Control
63. Cyril M. Harris, Noise Control in Buildings – A Practical Guide for Architects and Engineers
64. Federal Transit Administration – Transit Noise and Vibration Impact Assessment Manual
65. California Department of Finance. Table E-1 Population.
66. California Employment Development Department - Monthly Labor Force Data for County.
67. Lake County Fire Protection District, 2021. About Lake County Fire Protection District.
68. Lake County Sheriff's Office, 2021. About Lake County Sheriff
69. Perkins Cole, 2019.
70. AB 52 Communication Letters and Responses.
71. South Lake Refuse & Recycling
72. California Department of Forestry and Fire Protection (FRAP), Fire Hazard Severity Zone.

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