



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Planning Department · Building Department · Code Enforcement

707/263-2221 · FAX 707/263-2225

Dated: July 1, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-68

1. **Project Title:** Blue Oak Farms
2. **Permit Number:** Major Use Permit, UP 19-48
Initial Study, IS 19-68
Early Activation, EA 19-73
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Sateur Ham, Assistant Planner
(707) 263-2221
1. **Project Location(s):** 1756 Ogulin Canyon Road, Clearlake, California
APN 010-055-46
2. **Project Sponsor's Name/Address:** Blue Oak Farms LLC
245 Paula Lane
Petaluma, California 94952
7. **General Plan Designation:** Rural Lands (RL)
8. **Zoning:** Rural Lands (RL)
9. **Supervisor District:** District two (2)
10. **Flood Zone:** "D"; Areas of undetermined, but possible flood hazard.
11. **Slope:** The average cross slope for the overall parcel is 34.33%; however, cultivation sites are less than 10%
12. **Fire Hazard Severity Zone:** State responsibility area with moderate fire severity hazard
13. **Earthquake Fault Zone:** Not located within an Earthquake Fault Zone
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area

15. Parcel Sizes: ±46.5 acres

16. Environmental Setting and Existing Conditions

The proposed project, known as Blue Oak Farms, is located at 1756 Ogulin Canyon Road, Clearlake, Lake County, California approximately 1-mile northeast of the city of Clearlake (Township 13N, Range 7W, Section 11, 12, in the Lower Lake 1993 USGS quadrangle). The parcel acreage is approximately 46.5 acres. The proposed project is located in the Shoreline Communities Planning Area.

The site is undeveloped. The surrounding land uses are rural land, residential estates, row crops, hay production, grazing land, cannabis cultivation, light industrial, and open space. The topography is sloping ranging from 1,460 feet to 1,655 feet above sea level. The project area drains to the southwest into Burns Valley Creek, a perennial creek that runs parallel to Ogulin Canyon Road, flows towards the southwest, and is a tributary to Clear Lake. The climate of the site is characterized by a Mediterranean-type climate, with distinct seasons of hot, dry summers and wet, moderately cold winters. The wet season is typically October through May.

Existing conditions on the site include internal compacted dirt roads, a permitted well, and minor drainages (Figure 1). Access to the site is off of Ogulin Canyon Road.

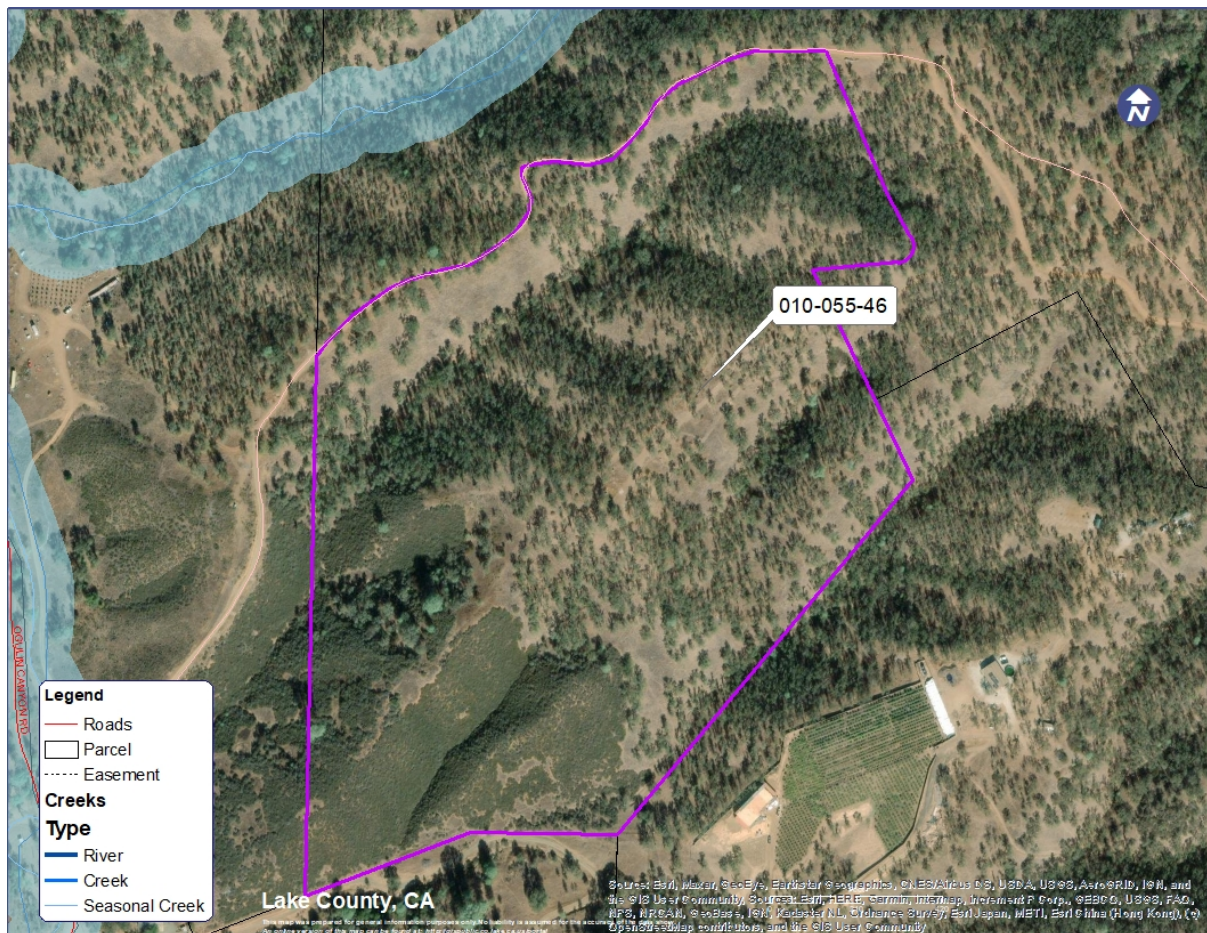


Figure 1. Aerial footage of the existing conditions of the project site is undeveloped, however, it was previously used as grazing lands and existing vegetation includes non-native plant species per biologist survey.

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

Blue Oak Farms, is seeking discretionary approval from Lake County for a Major Use Permit, UP 19-48, for commercial cannabis operations at 1756 Ogulin Canyon Road, Clearlake (APN 010-055-46) as follows:

Two (2) A-Type 3: "Outdoor" licenses: Outdoor cultivation for adult-use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time. The applicant proposes 87,120 sq. ft. (2.0 acres) of commercial cannabis canopy area within a cultivation area of approximately 2.65 acres (115,400 sq. ft.).

One (1) A-Type 1C: "Outdoor Specialty Cottage" license: Outdoor cultivation for adult-use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time. The applicant proposes 2,500 square feet of commercial cannabis canopy area within a cultivation area of approximately 2.65 acres.

Cultivation accessory items include (see figure 2):

- Portable toilets with handwashing station,
- Two (2) 2,500-gallon water storage tanks,
- Irrigation line from well to storage tanks,
- 225 sq. ft. trash enclosure,
- 200 sq. ft. stormproof chemical storage shed,
- 100 sq. ft. stormproof chemical storage shed,
- Six (6) parking spaces, including one (1) ADA parking space,
- Two (2) 320 sq. ft. cargo containers for storage,
- 3,825 sq. ft. solar array,
- Solar-powered security cameras,
- Solar-powered motion sensing security lights,
- 6'-high wire fencing surrounding cultivation area, and
- Compost/soil storage area.

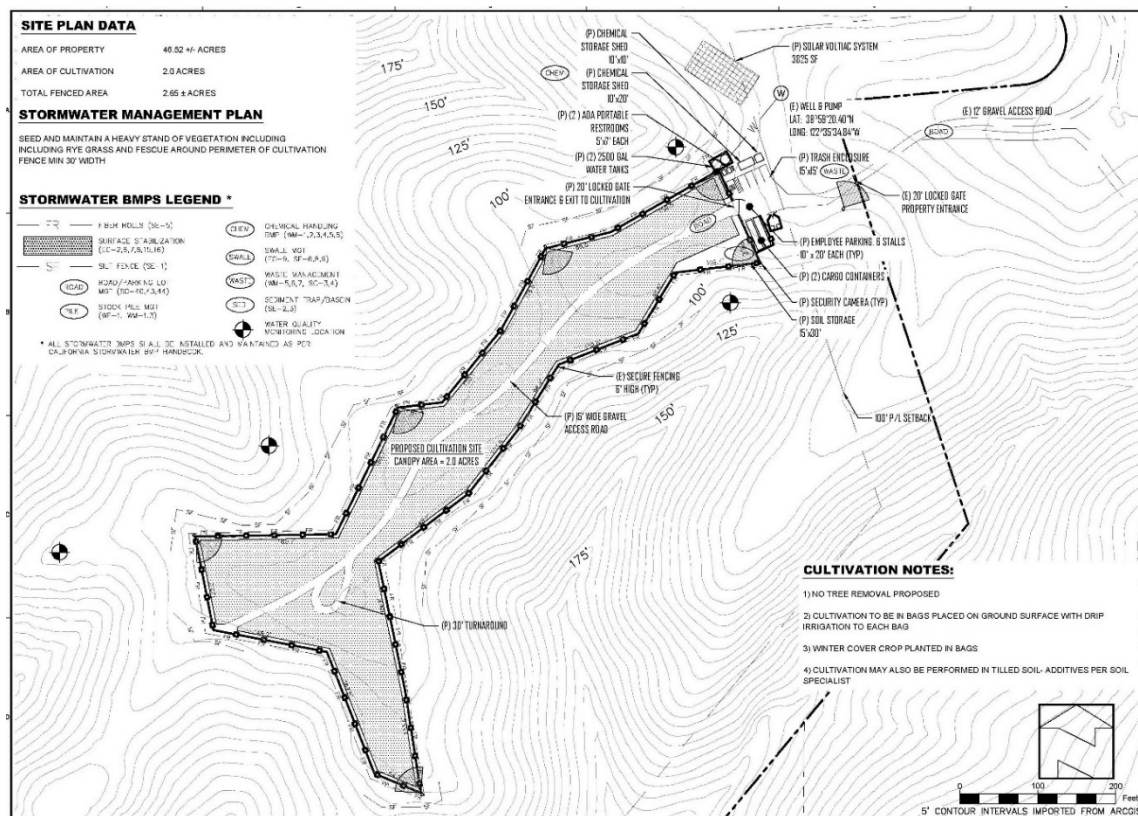


Figure 2. Proposed ancillary facilities for the project listed above including the canopy area and its limits (see Attachment B for details).

The cultivation area has been sighted in the center of the parcel, on a ridge, outside of streamside setbacks, and to minimize grading and tree removal. Access to the parcel is through a gated entry to a private driveway within a recorded easement off of Ogulin Canyon Road. Outdoor cultivation would occur in full sun, with imported soil and amendments, either in tilled and amended native soil or in smart pots (grow bags) placed on top of the existing grade. Vegetation clearing, tree removal, and tilling are proposed for the outdoor cultivation activities and minor grading to create level areas for the cultivation accessory area which includes the portable toilets, water tanks, storage sheds and containers, and parking.

Since the project requires vegetation removal and minor grading, the applicant has submitted, to Lake County, an application for a Grading Permit. The application includes a Grading Plan that demonstrates the areas of vegetation removal and grading. No grading or building would occur until the appropriate grading permit has been obtained from the County.

The cultivation area would be fully secured with 6-foot wire deer fencing and a minimum 14-foot wide locked gate that is wide enough to allow access for emergency vehicles.

Blue Oak Farms is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low-Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements to ensure that the diversion of water and discharge of waste associated with cannabis cultivation does not harm water quality, aquatic habitat, riparian habitat, wetlands, or springs. The site was assigned WDID No. 5S17CC420766. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose

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

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

North: Rural Lands (RL) and Rural Residential (RR) zoned properties

South: Rural Lands (RL) zoned properties

East: Rural Lands (RL) zoned properties

West: Rural Lands (RL) and Rural Residential (RR) zoned properties

The nearest offsite residence is over 1,000 feet southwest of the proposed cultivation area.

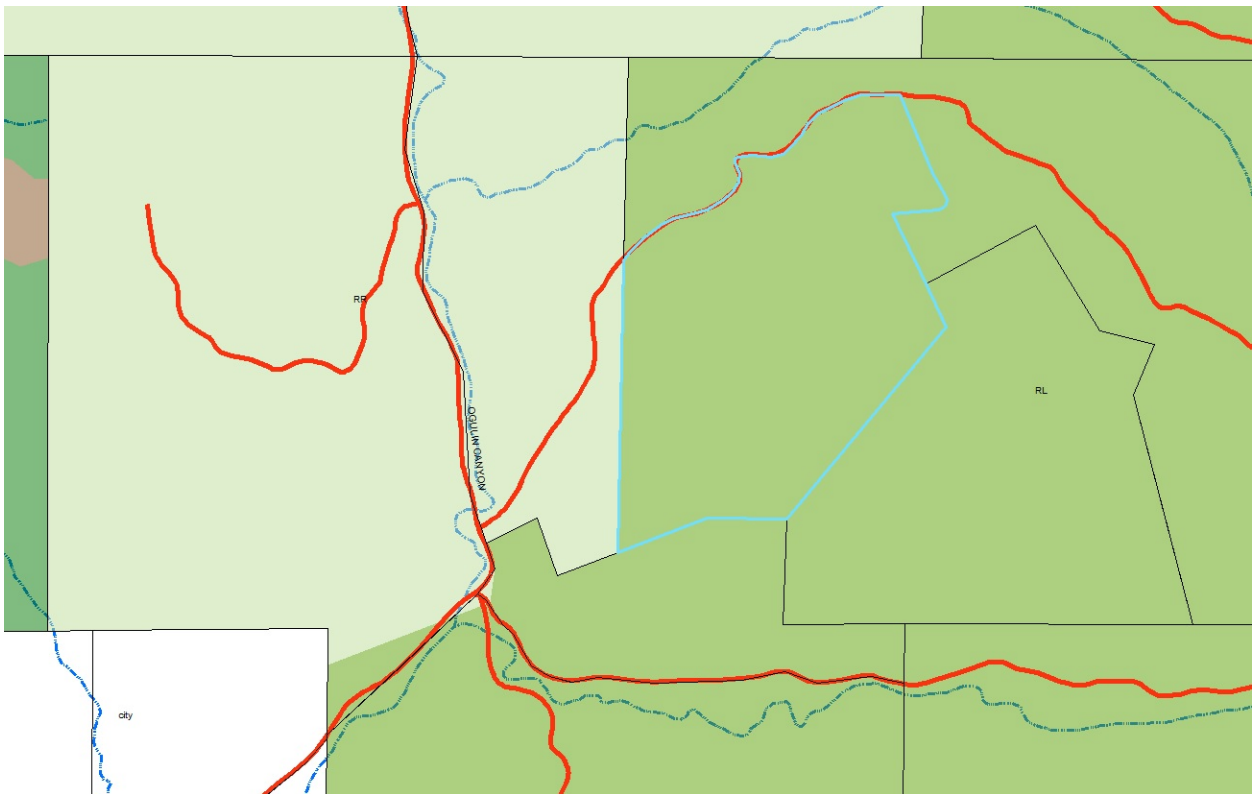


Figure 3. Zoning of the project area and surrounding parcels are generally rural lands

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

- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff Department
- Lake County Fire Protection District

Central Valley Regional Water Quality Control Board
 CalCannabis (via Dept. of Food and Agriculture)
 California Water Resources Control Board –Water Discharger
 California Department of Forestry & Fire Protection (CALFIRE)
 California Department of Fish & Wildlife (CDFW) –LSA Permit
 California Department of Food and Agriculture –Cannabis Cultivation License
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs

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

Notification of the project was sent to the local tribes on December 19, 2019. AB52 Tribal Consultation Notification was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, and Yocha Dehe. The Koi Nation responded with an email dated December 19, 2019, stating that they would like to be involved in the project and present when surveys or ground disturbance are conducted. The Redwood Valley Rancheria also responded with an email dated December 20, 2019, stating that they do not request involvement in the project, however, they support the Koi Nation’s request to monitor the project. On October 15, 2020, Koi Nation representatives concluded that they decided not to engage in the project.

20. Attachments:

- Attachment A: Project Description and Property Management Plan
- Attachment B: Site Plans
- Attachment C: Biological Assessment
- Attachment D: Rare Plant-Botanical-Soil Survey
- Attachment E: Site Photos
- Attachment F: Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

Based on 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:

Annje Dodd, Senior Project Manager, Northpoint Consulting Group, Inc
Sateur Ham, Assistant Planner, County of Lake

SIGNATURE

Date: _____

County of Lake Community Development Department

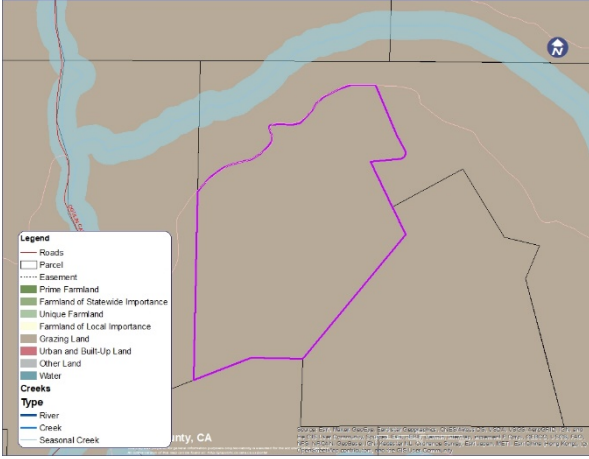
SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 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 processes, 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:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?				X	The project site is located on land in a rural area that is surrounded by densely vegetated hillsides of pine, brush, and oak trees, which would act as a natural screen. Due to the rural nature of the site and because it is visually protected by the natural topography and surrounding vegetation the cultivation activities would not be visible from public roads. The proposed activities are agricultural and are consistent with the past use of the property as well as the surrounding existing uses. In addition, the site is not located on or visible from a scenic highway. No impact.	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The site is approximately 0.85 miles off of State Route 53 in Clearlake, California. State Route 53 at this location is not a state scenic highway. No impact.	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The site is located in a rural, unincorporated area of Lake County northeast of Clearlake. The proposed activities are agricultural and are consistent with the current and past use of the property, the surrounding existing uses, and existing zoning. The project is not located in an urbanized area. Less than significant impact.	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through exterior security lighting. No proposed greenhouses are incorporating artificial lighting. AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance. Security lighting shall be shaded, facing downward, and motion-activated.	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>AES-2: Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of a lot of records upon which they are placed.</p> <p>Less than significant impact with mitigation measure AES-1 through AES-2.</p>	
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>						
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X	<p>Per the Farmland Mapping and Monitoring Program, the site is classified as Grazing Land. The site is not located within a Farmland Protection Zone. The proposed activities are agricultural and are consistent with the current and past use of the property, the surrounding existing uses, and existing zoning. Therefore, this proposed project would not convert farmland that is important farmland to non-agricultural use.</p>  <p>No impact</p>	1, 2, 3, 4, 7, 8, 11, 13, 39
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X	<p>The site is not under a Williamson Act contract. The cultivation site is not located within a Lake County Farmland Protection Zone nor within 1-mile of the Farmland Protection Zone. The site is zoned Rural Land (RL), which is a designated zone for agriculture, including cannabis cultivation.</p> <p>Less than significant impact</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
<p>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))?</p>				X	<p>The property is zoned Rural Land (RL) and does not contain forest land. Therefore, the proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).</p> <p>No impact</p>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The property is zoned Rural Land (RL) and does not contain forest land. Therefore, the project would not result in the loss or conversion of forest land to non-forest use. No impact	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No impact	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The proposed project has the potential to result in short- and long-term air quality impacts from the construction and operation of the proposed project. The applicant is required to provide a property management plan and incorporate their air quality management plan to submit to the local community development department for review and approval. The approved air quality plan will be implemented for the life of the project and include the following:</p> <p>Construction impacts, which include vegetation removal, tree removal, and minor grading to prepare the outdoor cultivation area and grading of the cultivation accessory area, would be temporary and would occur over about a 2 to 4 week period. Ongoing field management is considered an operational, not construction, activity.</p> <p>Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation/construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be limited during periods of high winds (over 15 mph). All visibly dry, disturbed soil and road surfaces would be watered to minimize fugitive dust emissions. Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed.</p> <p><u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and any diesel-powered equipment and/or other equipment with the potential for air emissions. Or provide proof that a permit is not needed.</p>	1, 3, 4, 5, 13, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>AQ-2: All mobile diesel equipment used must comply with state registration requirements. Portable and stationary diesel-powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.</p> <p>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 to complete an updated Air Toxic emission Inventory.</p> <p>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all-weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain the graveled area to reduce fugitive dust generations.</p> <p>Less than significant impact with mitigation measures AQ-1 through AQ-6 incorporated.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and the use of generators is only allowed during a power outage. On-site construction, tilling, and amending soil for planting, are likely to occur over a relatively short period (estimated 2 to 4 weeks) with minor grading. The potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located approximately 1,000 feet southwest of the cultivation activities. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would only be applied during the growing months and applied carefully to individual plants to prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos. No serpentine soils are mapped within or near the site.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			<p>Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. An air quality assessment is provided in the Property Management Plan. Construction emissions and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod®), Version 2016.3.2. Construction and operational emissions are summarized in the following tables. The results are expressed as a range of potential emissions. To magnify any air quality impacts, the model was run using the worst-case scenarios, and emissions estimates are reported here using the unmitigated emissions values. The main sources of construction emissions are exhaust from heavy equipment and tailpipe emissions from cars and trucks. In the operational phase, no direct emissions would occur.</p> <p>Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds established by BAAQMD.</p>	1, 2, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**																																																																																																
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<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?</p>		X			<p>A Biological Site Assessment (BSA) was prepared by Natural Investigations Company on August 26, 2019 (revised November 6, 2019), and a Botanical/Floristic Survey was prepared by Lawrence Ray, Consulting Ecologist, on May 20, 2021. The entire 46.5-acre parcel was the Study Area for the BSA. The purpose of the BSA and the Botanical/Floristic Survey was to provide information as to whether the property has the potential to harbor sensitive species and potentially contain sensitive rare plant species requiring mitigation, under CEQA, respectively. The study area contains the following terrestrial vegetation communities: blue oak woodland and chamise chaparral. The proposed cultivation area is within the blue oak woodland vegetation community. The blue oak woodland consists of an open canopy of blue oak (<i>Quercus douglasii</i>) with scattered gray pine (<i>Pinus sabiniana</i>) with an understory of annual grasses (<i>Bromus spp.</i>, <i>Avena</i>, et al) and herbs and occasional common manzanita (<i>Arctostaphylos manzanita</i>).</p> <p>No critical habitat for any federally-listed species occurs within the study area.</p>	<p>2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34</p>																																																																																																

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>Special-Status Species During the BSA field survey conducted on May 7, 2019, one (1) special-status plant species were observed within the study area: Konocti manzanita (<i>Arctostaphylos manzanita elegans</i>). Additional special-status plant species, including bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), have a moderate potential to occur in the Study Area in areas of chaparral and woodland. No streams, riparian corridors, or riverine wetlands are found within the Study Area that can sustain aquatic special-status species and other wildlife species.</p> <p>Additional botanical/floristic surveys were conducted on April 19, 27, and May 10, 11, 2021. No special-status plant species were found during these surveys. The special-status plant (Konocti manzanita) occurs within the chaparral habitat on the parcel; the project does not occur within the chaparral habitat and would not disturb the chaparral habitat.</p> <p>The parcel contains suitable nesting habitat for various bird species because of the presence of trees, poles, and dense brush. Ground disturbance and tree removal have the potential to impact nesting bird species.</p> <p>BIO-1: A pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present.</p> <p>BIO-2: If Konocti manzanita is detected, impacts to this species can be avoided by establishing a 50-foot buffer (no land disturbance) around each occurrence.</p> <p>BIO-3: If other listed species or special-status species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.</p> <p>BIO-4: If construction activities would occur during the nesting season (usually March to September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas.</p> <ul style="list-style-type: none"> • If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist determined the young have fledged and are independent of the nest site. <p>Less than significant with mitigation measures BIO-1 through BIO-4 incorporated.</p>	

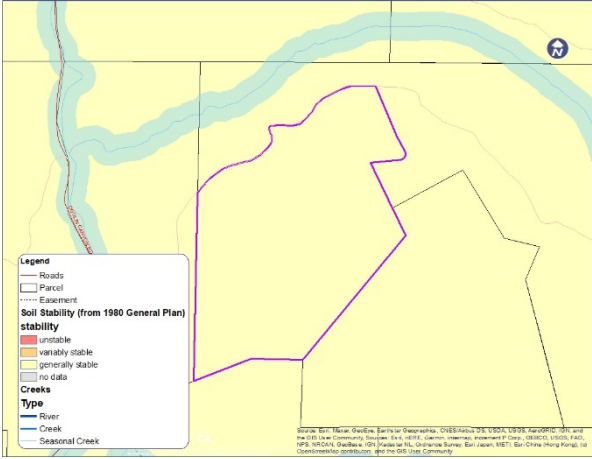
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>Blue Oak Farms is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low-Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The project would be considered to have a significant adverse impact on biological resources if it would be non-compliant with these requirements. Cannabis cultivators shall comply with the minimum riparian setbacks described below for all land disturbance, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel-powered pump locations, water storage areas, and chemical toilet placement). In addition, the project would need to meet the requirements to qualify for approval of the use permit by meeting the local zoning ordinance setback from all watercourses by 100 feet. The project site location was chosen to comply with the State Water Resource. Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Measures that could be implemented include vegetated swales, buffer strips, sediment traps, straw wattles, silt fences, or fiber rolls.</p> <p>The study area nor the project area is inside any federally designated critical habitat but special-status habitats are directly adjacent to some parts of the project areas. If the establishment of cultivation operation requires the destruction of sensitive habitats, such as undisturbed chaparral or woodland habitat, this is a potentially significant impact.</p> <p>In addition, the BA concludes that the project area and surrounding Study Area are not within any designated listed species' critical habitat. The project areas do not contain special-status habitats.</p> <p>BIO-5: The applicant shall not conduct any Oak trees removal. If Oak trees are proposed to be removed, an Oak Woodland Tree Assessment and Mitigation Plan shall be submitted for review and approval. The removal of heritage trees shall be prohibited (30-inch DBH).</p> <p>BIO-6: All work should incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted; the Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.</p> <p>BIO-7: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures and not located within 100 feet of a wellhead and all watercourses.</p> <p>Less than significant with mitigation measure BIO-5 through BIO-7 incorporated.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>There are no wetlands or vernal pools in the Study Area. The site contains several ephemeral Class III watercourses. No development is proposed within 100-feet of watercourses, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>BIO-8: The applicant shall maintain a minimum of a one-hundred-foot setback from the top of the bank of any creek (perennial and intermittent), the edge of the lake, delineated wetland, and/or vernal pool on the lot of record of land.</p> <p>Less than significant with mitigation measure BIO-8 incorporated.</p>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>Wildlife movement corridors link remaining areas of functional wildlife habitat that are separated primarily by human disturbance, but natural barriers such as rugged terrain and abrupt changes in vegetation cover are also possible. Wilderness and open lands have been fragmented by urbanization, which can disrupt migratory species and separate interbreeding populations. Corridors allow migratory movement and act as links between these separated populations. No wildlife corridors exist within or near the study area. No fishery resources exist in or near the study area.</p> <p>No specific wildlife corridors exist within or near the study area, but the large open spaces on the property allow for ample animal movement. Implementation of the proposed project would necessitate the erection of security fences around the cultivation compounds. These fences do not allow animal movement and may act as a local barrier to wildlife movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p> <p>Less than significant impact.</p>	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			<p>Lake County does not have a specific ordinance protecting native trees. However, Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation restricts tree removal as follows: <i>“The removal of any commercial tree species as defined by the California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (Quercus species) or Tan Oak (Notholithocarpus species) to develop a cannabis cultivation site should be avoided and minimized. This shall not include the pruning of any such tree species for the health of the tree or the removal of such trees if necessary for safety or disease concerns.”</i></p> <p>Construction of the project would require the removal of trees protected by Lake County and CALFIRE. This is a potentially significant impact before mitigation. Lake County requires mitigation for the removal of oak trees.</p> <p>The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Study Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.</p>	1, 2, 3, 4, 5, 11, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>BIO-9: If development requires the removal of live, native oak tree species greater than 6-inches in diameter, measured at breast height (DBH), an Oak Tree Removal and Mitigation Plan shall be submitted for review and acceptance before activation of the use permit. The Tree Removal and Mitigation Plan shall demonstrate a 3:1 replacement ratio for any live oak tree greater than 5-inches DBH removed.</p> <p>BIO-10: If the development of the project would result in the removal of commercial tree species or native oak species, one of the following permits shall be obtained: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.</p> <p>BIO-11: The applicant shall maintain a minimum of a one-hundred-foot setback from the top of the bank of any creek (perennial and intermittent), the edge of the lake, delineated wetland, and/or vernal pool on the lot of record of land.</p> <p>Less than significant with mitigation measures BIO-9 through BIO-11 incorporated.</p>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?				X	<p>No special conservation plans have been adopted for this site and no impacts are anticipated. The study area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan.</p> <p>No impact</p>	1, 2, 3, 4, 5, 13
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resources Assessment was conducted by Natural Investigations Company dated December 2019. According to the results of the CHRIS search and field survey were negative for cultural resources, and no information was received from local tribes suggesting the presence of indigenous resources with the Project Area. Given these findings, there is no indication that the project will impact any historical or archaeological resources as defined under CEQA Section 15064.5, tribal cultural resources as defined under Public Resources Code Section 21074, or human remains, including those interred outside of formal cemeteries.</p> <p>The results of a California Historical Resources Information System (CHRIS) records search was returned by the Northwest Information Center (NWIC) on December 5, 2019. The Native American Heritage Commission (NAHC) returned the results of the SLF search on October 29, 2019. Natural Investigations sent project information letters to the tribes affiliated with the Project Area on the same date. Finally, Natural Investigations conducted an intensive pedestrian survey of the Project Area on November 18, 2019.</p> <p>No prehistoric or historic-era archaeological sites, ethnographic sites, or historic period built environment resources were identified during the survey.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during a ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>Less than significant with mitigation measures CUL-1 and CUL-2 incorporated.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>See the response for Section V.(a). The CHRIS records search indicated that one prior cultural resource study has been completed which included the Project Area, and an additional three reports have been completed outside the Project Area but within the 0.25-mile record search radius. No cultural resources have been previously recorded within the Project Area, though one resource, a sparse prehistoric lithic scatter, has been recorded within 0.25 miles. The SLF search returned positive results for Native American cultural resources within the Project vicinity. The NAHC provided a list of five tribes to be contacted for more information on these resources. No cultural resources of any kind were identified during the field survey.</p> <p>For these reasons, no further cultural resources work is recommended at this time.</p> <p>Less than significant impact with mitigation measures CUL-1 and CUL-2 incorporated.</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Natural Investigations sent project scoping letters to each of the five tribes listed by the NAHC. If no response was received, follow up phone calls were made on November 18 and December 5, 2019. By the date of the Cultural Resources Assessment, two responses were received. These are summarized below:</p> <p>1) The Koi Nation of Northern California responded and requested a site visit, which was conducted on November 18, 2019.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>2) The Mishewal-Wappo Tribe of Alexander Valley responded that the Project Area is outside of the tribe's territory and deferred to the Koi Nation for more information on the sensitivity of the area for Native American remains.</p> <p>The results of the CHRIS search and field survey were negative for cultural resources, and no information was received from local tribes suggesting the presence of indigenous resources within the Project Area. Given these findings, there is no indication that the project would impact any historical or archaeological resources as defined under CEQA Section 15064.5, tribal cultural resources as defined under Public Resources Code Section 21074, or human remains, including those interred outside of formal cemeteries.</p> <p>Less than significant with mitigation measure CUL-2 incorporated.</p>	
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		<p>The project proposal consist of outdoor cannabis cultivation without the use of artificial light. The project will use minimal power for security cameras, security lights, and water pumps would be powered using the proposed solar array. The project would not result in a potentially significant impact due to wasteful consumption of energy.</p> <p>Less than significant impact.</p>	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		<p>There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'outdoor cultivation' (not proposed with this application). Therefore, the proposed use would not conflict or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Less than significant impact.</p>	1, 3, 4, 5
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>			X		<p><u>Earthquake Faults</u> There are two mapped earthquake faults near the subject site. The linear faults parallel Ogulin Canyon Road to the north. The estimated rupture for the northerly fault is less than 1,600,000 years ago and the more southerly fault is estimated to have ruptured 130,000 years ago. Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with current California Building Code construction standards.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p>	1, 2, 3, 4, 5, 18, 19

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
iv) Landslides?					 <p>Landslides According to the U.S. Landslide Inventory provided by the USGS Landslide Hazard Program, there are no mapped landslides on or in the vicinity of the project site. The cultivation is located within flat areas.</p> <p>The proposed project is not expected to cause potential substantial adverse effects due to seismic activity or landslides.</p> <p>GEO-1: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.</p> <p>Less than significant impact with mitigation measures GEO-1 incorporated.</p>	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>During construction, proposed grading activities would include vegetation removal, tree removal, and minor grading (clearing and grubbing) to prepare the outdoor cultivation area and grading of the cultivation accessory area. A grading permit application has been submitted to the County, no grading would occur until an approved grading permit has been obtained from the County.</p> <p>Site preparation is expected to begin in the spring of 2022, with the exact start date dependent on permits, dry weather, and suitable soil conditions. Site preparation would include building fences, preparing the cultivation areas, installing the above-ground irrigation line, and preparing level areas for the cultivation accessory area. Activities would include some vegetation clearing, tree removal, and minor grading to create level areas. Site preparation is expected to take approximately 2 to 4 weeks. During site preparation, there would be approximately 2 to 7 workers and two (2) to six (6) truck deliveries are expected to occur during site preparation. During construction, Best Management Practices (BMPs) would be used to minimize erosion and control dust.</p> <p>1. BMPs for erosion control during construction include preserving natural vegetation whenever possible, stabilize loose soil. Sediment control BMPs include vegetated swales, buffer strips, sediment traps, straw wattles, silt fences, or fiber rolls.</p>	1, 3, 4, 5, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>2. Dust control measures include installing weed barriers, maintain existing vegetation outside cultivation areas, watering exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads), and restrict onsite speeds to 15 mph or less.</p> <p>According to the Property Management Plan, the following erosion control measures would be followed:</p> <ul style="list-style-type: none"> • Preserve existing vegetation where required and when feasible; • Apply temporary erosion control to exposed areas. Reapply as necessary to maintain effectiveness; • Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain stability. Implement erosion control before the defined rainy season; and • Control erosion in concentrated flow paths by applying erosion control devices. <p>Outdoor cultivation would occur in full sun, with imported soil and amendments, either in tilled and amended native soil or in smart pots (grow bags) placed on top of the existing grade.</p> <p>Compliance with the Lake County Ordinance and the Cannabis General Order would ensure that the proposed project would not result in substantial soil erosion or the loss of topsoil.</p> <p>GEO-2: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Lake County Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>GEO-4: The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures per Chapters 29 and 30 of the Lake County Code.</p> <p>GEO-5: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p>	

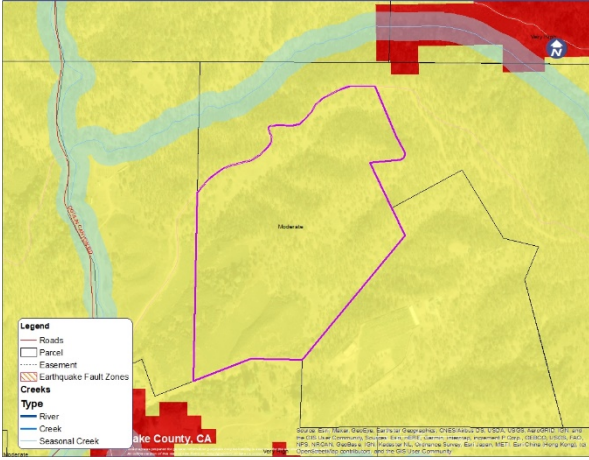
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Less than significant impact with mitigation measures BIO-6; GEO-1 through GEO-5 incorporated.	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X		The project site is not identified as containing landslides or other unstable geologic conditions. The proposed cultivation sites are located within areas with less than 20 percent slopes. There is a less than a significant chance of landslide, subsidence, liquefaction, or collapse as a result of the proposed project. Less than significant impact.	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The Uniform Building Code (1994) is a set of rules that specify standards for structures. There are structures proposed, however, the structures will not be constructed and will include structures of less than 320 square feet used solely for storage. Less than significant impact.	5, 7, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	The proposed project would be served by portable toilets located at the cultivation site. There are no new onsite wastewater disposal systems proposed. No impact.	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated. No impact.	1, 2, 3, 4, 5, 14, 15
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that can trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions. The primary GHGs that are of concern for development projects include Carbon dioxide (CO ₂), methane (CH ₄), and nitrous oxide (N ₂ O). CO ₂ , CH ₄ , and N ₂ O occur naturally, and through human activity. Emissions of CO ₂ are largely by-products of fossil fuel combustion and CH ₄ results from off-gassing associated with agricultural practices and landfills. CO ₂ is the most common GHG emitted by human activities.	1, 3, 4, 5, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**																																																																																																
					<p>In general, greenhouse gas emissions come from construction activities (vehicles) and post-construction activities (vehicles primarily). An air quality assessment is provided in the Property Management Plan. Construction emissions and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod®), Version 2016.3.2. Construction and operational emissions are summarized in the following tables. The results are expressed as a range of potential emissions. To magnify any air quality impacts, the model was run using the worst-case scenarios, and emissions estimates are reported here using the unmitigated emissions values. The main sources of construction emissions are exhaust from heavy equipment and tailpipe emissions from cars and trucks. In the operational phase, no direct emissions would occur. Electrical consumption would contribute incrementally, but not significantly, to greenhouse gas generation.</p> <p>Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of greenhouse gases and does not exceed the project-level thresholds established by BAAQMD.</p> <p>Comparison of Daily Construction Emissions Impacts with Thresholds of Significance</p> <table border="1" data-bbox="755 987 1291 1176"> <thead> <tr> <th>Criteria Pollutants</th> <th>Project Emissions unmitigated (pounds/day)</th> <th>BAAQMD Threshold (pounds/day)</th> <th>Significance</th> </tr> </thead> <tbody> <tr> <td>ROG (VOC)</td> <td>1 to 10</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>NO_x</td> <td>10 to 20</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>CO</td> <td>10 to 30</td> <td>548</td> <td>Less than significant</td> </tr> <tr> <td>SO_x</td> <td>< 1</td> <td>219</td> <td>Less than significant</td> </tr> <tr> <td>Exhaust PM₁₀</td> <td>1 to 5</td> <td>82</td> <td>Less than significant</td> </tr> <tr> <td>Exhaust PM_{2.5}</td> <td>1 to 5</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>Greenhouse Gasses (CO₂e)</td> <td>2,000 to 3,000</td> <td>No threshold established</td> <td>Less than significant</td> </tr> </tbody> </table> <p>Comparison of Daily Operational Emissions Impacts with Thresholds of Significance</p> <table border="1" data-bbox="755 1228 1291 1417"> <thead> <tr> <th>Criteria Pollutants</th> <th>Project Emissions unmitigated (pounds/day)</th> <th>BAAQMD Threshold (pounds/day)</th> <th>Significance</th> </tr> </thead> <tbody> <tr> <td>ROG (VOC)</td> <td>1 to 10</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>NO_x</td> <td>1 to 5</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>CO</td> <td>1 to 10</td> <td>548</td> <td>Less than significant</td> </tr> <tr> <td>SO_x</td> <td>< 1</td> <td>219</td> <td>Less than significant</td> </tr> <tr> <td>PM₁₀ (total)</td> <td>1 to 2</td> <td>82</td> <td>Less than significant</td> </tr> <tr> <td>PM_{2.5} (total)</td> <td>1 to 2</td> <td>54</td> <td>Less than significant</td> </tr> <tr> <td>Greenhouse Gasses (CO₂e)</td> <td>1 to 10</td> <td>No threshold established</td> <td>Less than significant</td> </tr> </tbody> </table> <p>Comparison of Annual Operational Emissions Impacts with Thresholds of Significance</p> <table border="1" data-bbox="738 1459 1307 1648"> <thead> <tr> <th>Criteria Pollutants</th> <th>Project Emissions (tons/year)</th> <th>BAAQMD Threshold (tons/year)</th> <th>Significance</th> </tr> </thead> <tbody> <tr> <td>ROG (VOC)</td> <td>0 to 1</td> <td>10</td> <td>Less than significant</td> </tr> <tr> <td>NO_x</td> <td>0 to 1</td> <td>10</td> <td>Less than significant</td> </tr> <tr> <td>CO</td> <td>0 to 1</td> <td>100</td> <td>Less than significant</td> </tr> <tr> <td>SO_x</td> <td>0 to 1</td> <td>40</td> <td>Less than significant</td> </tr> <tr> <td>PM₁₀</td> <td>0 to 1</td> <td>15</td> <td>Less than significant</td> </tr> <tr> <td>PM_{2.5}</td> <td>0 to 1</td> <td>10</td> <td>Less than significant</td> </tr> <tr> <td>Greenhouse gasses (as CO₂ or methane)</td> <td>1 to 100</td> <td>10,000</td> <td>Less than significant</td> </tr> </tbody> </table> <p>Less than significant impact.</p>	Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance	ROG (VOC)	1 to 10	54	Less than significant	NO _x	10 to 20	54	Less than significant	CO	10 to 30	548	Less than significant	SO _x	< 1	219	Less than significant	Exhaust PM ₁₀	1 to 5	82	Less than significant	Exhaust PM _{2.5}	1 to 5	54	Less than significant	Greenhouse Gasses (CO ₂ e)	2,000 to 3,000	No threshold established	Less than significant	Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance	ROG (VOC)	1 to 10	54	Less than significant	NO _x	1 to 5	54	Less than significant	CO	1 to 10	548	Less than significant	SO _x	< 1	219	Less than significant	PM ₁₀ (total)	1 to 2	82	Less than significant	PM _{2.5} (total)	1 to 2	54	Less than significant	Greenhouse Gasses (CO ₂ e)	1 to 10	No threshold established	Less than significant	Criteria Pollutants	Project Emissions (tons/year)	BAAQMD Threshold (tons/year)	Significance	ROG (VOC)	0 to 1	10	Less than significant	NO _x	0 to 1	10	Less than significant	CO	0 to 1	100	Less than significant	SO _x	0 to 1	40	Less than significant	PM ₁₀	0 to 1	15	Less than significant	PM _{2.5}	0 to 1	10	Less than significant	Greenhouse gasses (as CO ₂ or methane)	1 to 100	10,000	Less than significant	
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b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		<p>Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 36																																																																																																
<p align="center">IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i></p>																																																																																																						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>According to the Property Management Plan, agricultural chemicals and petroleum products would be stored in secondary containment, within separate storage structures, with compatible chemicals and to promote chemical compatibility. The pesticide, fertilizer, chemical, and petroleum product storage buildings would have impermeable floors. The storage buildings would be located 150-feet from the Class I watercourse and 100-feet from wetlands, riparian areas, Class II, and Class III watercourses.</p> <p>The applicant has stated that all potentially harmful chemicals would be stored and locked in storage sheds. All waste would be kept in secured areas and regularly hauled off-site to be disposed of properly at an appropriate waste disposal facility. Cannabis waste, as appropriate, would be chipped and spread on-site; burning cannabis waste is prohibited in Lake County.</p> <p>A designed trash enclosure, soil stockpile, and compost pile would be established onsite. Storage containers would be used for the temporary storage of harvested plants. Harvested plants would be taken offsite for processing.</p> <p>Bulk fertilizers would be incorporated into the soil shortly after delivery and would not typically be stockpiled/stored on site. Should bulk fertilizers need to be stockpiled, they would be covered with a tarp and secured with ropes and weights. Dry and liquid fertilizers would be stored in a stormproof shed inside each cultivation compound.</p> <p>The project would comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Spill containment and the cleanup kit would be kept on-site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials.</p> <p><u>HAZ-1:</u> All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>HAZ-2: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on-site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>Less than significant impact with mitigation measures HAZ-1 and HAZ-2.</p>	
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>		X			<p>The pesticides and fertilizers proposed would be stored in secured buildings. The site preparation would require some construction equipment and would last for about 2 to 4 weeks. A spill kit would be kept on-site in the unlikely event of a spill. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil would be stored, transported, and disposed of consistent with applicable local, State, and Federal regulations. In addition, a nitrogen management plan is required for cannabis sites that are greater than one acre to protect water quality. The applicant will adhere to the Nitrogen Management Plan submitted to the Water Quality Control Board which will minimize potential impacts to the environment regarding nitrogen usage.</p> <p>HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p> <p>HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p>HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p>HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p> <p>HAZ-7: 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 to complete an updated Air Toxic Emission Inventory.</p>	<p>1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p> <p>Less than significant impact with mitigation measures HAZ-1 through HAZ-8 incorporated.</p>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No impact</p>	1, 2, 5
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<p>The California Environmental Protection Agency (CalEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks, and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:</p> <ul style="list-style-type: none"> • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. <p>The project site is not listed in any of these databases as a site containing hazardous materials as described above.</p> <p>No impact</p>	2, 40
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No impact</p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	<p>The project would not impair or interfere with adopted emergency response or evacuation plan.</p> <p>No impact</p>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X		<p>The proposed project parcel area is within a mapped moderate fire risk area and the project would not further heighten fire risks on the site. The project is located on flatter areas throughout the site and requires vegetation clearing, thus reducing the fuel load. The applicant will incorporate the project management plan and best management practices in the implementation of the project. Additionally, the project proposes approximately two (2) 2,500-gallon water tanks for water storage.</p>	1, 3, 4, 5, 20, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					 <p data-bbox="727 697 1312 751"><i>Figure 4. The project area is located within an area designated as a “moderate” (yellow) severity fire hazard.</i></p> <p data-bbox="727 766 1015 793">Less than significant impact.</p>	

X. HYDROLOGY AND WATER QUALITY
Would the project:

<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>		X			<p>The onsite drainages are tributary to Clear Lake. Clear Lake is listed on the California Clean Water Act Section 303(d) List for Mercury and Nutrients. Sources of Mercury include past and present discharges from Mercury mines, geothermal sources, erosion of soils with naturally occurring mercury, and atmospheric deposition. The proposed project is not a source of mercury.</p> <p>Clear Lake Nutrients result in nuisance algae blooms as a result of phosphorous loading. Sources of phosphorous include point sources from permitted stormwater dischargers (Lake County and Caltrans) and nonpoint sources. Nonpoint sources include irrigated agriculture from about 13,000 acres throughout the County. The total cultivation proposed is 15 acres and replaces over 18 acres of pre-existing agriculture activities (hops and orchards). The proposed cultivation represents only a minor amount, 0.11%, of the County’s irrigated agricultural area. In addition, the cultivation site and operator must enroll in and comply with the State Water Resources Control Board Cannabis Cultivation General Order (Order WQ 2019-001-DWQ) General Waste Discharge Requirements (WDRs) for Discharges of Waste Associated with Cannabis Cultivation Activities. The General Order regulates discharges of waste associated with cannabis cultivation from irrigation runoff, fertilization, road construction, grading activities, etc. This includes Nonpoint Source Policy that requires Best Practicable Treatment Control (BPTC) measures for cannabis cultivation activities to reduce and control nonpoint source pollution. Enrollees are required to submit technical and monitoring reports to demonstrate compliance with the Cannabis Cultivation General Order. Because the proposed project does not increase irrigated agricultural area beyond pre-existing agricultural activities, represents a minor amount of the County’s total irrigated area, and must comply with the Cannabis Cultivation General Order, the impacts to Clear Lake Nutrients would be less than significant.</p>	<p>1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42</p>
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>No onsite wastewater treatment system is proposed. Employees for the proposed project would use portable toilets serviced by a licensed contractor. The frequency of service would be weekly or as needed.</p> <p>The Property Management Plan submitted with the application materials address runoff, and certain BMPs during and after construction to reduce impacts associated with water quality. All equipment would be maintained and operated in a manner that minimizes any spill or leak of pollutants.</p> <p>The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. All cultivation and accessories to cultivation have been designed to maintain a 100-foot setback from drainages. No development would occur within the drainage buffers and setbacks.</p> <p>The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective of water quality. The SMP and NMP are required before commencing cultivation activities and were submitted with the application materials.</p> <p>HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.</p> <p>Less than significant impact with mitigation measures HYD-1; BIO-6; GEO-1 through GEO-4 incorporated.</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>			X		<p>Plants would be watered using an above-ground, drip-irrigation system. Water for cultivation activities would be supplied from the existing groundwater well. The well was drilled in March 2017, is approximately 372 feet in depth, and has an approximate yield of 50 gallons per minute (GPM). Water would be pumped from the well to two (2), 2,500-gallon water tanks adjacent cultivation area.</p> <p>According to the Property Management Plan, the expected annual water use would be 3,000 gallons per day per acre. This would equate to approximately 738,000 gallons for 2.05 acres of outdoor canopy over an approximately 120 day cultivation season. The daily demand would be approximately 6,150 gallons. The total water storage would be 5,000 gallons. The well yield is approximately 50 GPM which would yield the average daily demand of water in 2 hours.</p> <p>Water conservation practices would be implemented, including selection of plant varieties that are suitable for the climate of the region, the use of driplines and drip emitters (instead of spray irrigation), mulching to reduce evaporation, water application rates modified from data from soil moisture meters and weather monitoring, rooftop water collection (where feasible and permitted), shutoff valves on hoses and water pipes, daily visual inspections of irrigation systems, immediate repair of leaking or malfunctioning equipment, and water metering and budgeting.</p>	<p>1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>The project site does not have a municipal water supply service and relies on well water. The proposed project would use water from an existing, onsite well. The well is not located within a Lake County Groundwater Management Plan Area.</p> <p>In addition, irrigation BMPs would be implemented to minimize water usage. Also, demand estimates are based on each plant requiring 6-gallons per day, which is a conservative (high) estimate. Therefore, water demand would likely be much less than the maximum daily potential and annual yield. Water would be delivered to a drip irrigation system via a jet pump pressure tank. Drip lines would be sized to irrigate large areas slowly, to maximize absorption, and would be placed under a layer of straw mulch.</p> <p>Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin.</p> <p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.</p> <p>Less than significant impact with mitigation measures HYD-1 through HYD-3.</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 		X			<p>The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks.</p> <p>No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths.</p> <p>(i) Construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion control plan, SWRCB Construction General Order, and SWRCB Cannabis General Order. The applicant will incorporate best management practices set in the project management plan and site management plan for erosion control near waterways.</p>	<p>1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?					(ii)&(iii) The proposed project does not include increases in the impervious area; thus, the proposed project would not increase the rate or amount of surface runoff or exceed the capacity of the existing drainage system. (iv) The proposed project is not within a FEMA Floodplain. It would less likely to impede or redirect flood flows. Less than significant impact with mitigation measures BIO-6; GEO-1 through GEO-4 incorporated.	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The subject parcel is not located within a flood hazard zone. Therefore, there is no risk of release of pollutants due to inundation. No impact.	1
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed project area and vicinity are not subject to a water quality control plan, thus the proposed project would not conflict with or obstruct the implementation of water quality control plan as all hazardous materials including pesticides and fertilizers would be stored in a locked/secured building or shed, and would meet all Federal, State and Local agency requirements for hazardous material storage and handling. The well is located in the proximity of the Collayomi Valley Groundwater Basin and the Coyote Valley Groundwater Basin (Figure 5), According to the California Department of Water Resources, these basins are Very Low priority groundwater basins and do not require sustainable groundwater management plans. Therefore, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan. Less than significant impact.	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34, 41, 42, 47, 48, 49
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. No impact	1, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted to avoid or mitigate an environmental effect?			X		This project is consistent with the Lake County General Plan, the Shoreline Communities Area Plan, and the Lake County Zoning Ordinance. Less than significant impact	1, 3, 4, 5, 20, 21, 22, 27
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	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site. No impact	1, 3, 4, 5, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or another land-use plan?				X	The County of Lake's General Plan, the Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No impact	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels could be expected during project preparation and/or development. Mitigation measures would reduce potential noise impacts. <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 am and 7:00 pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 am to 10:00 pm and 45 dBA between the hours of 10:00 pm to 7:00 am within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. Less than significant impact with mitigation measures NOI-1 and NOI-2 incorporated.	1, 3, 4, 5, 13
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X		The project is not expected to create significant ground-borne vibration due to construction or operation. The low-level truck traffic during construction and for deliveries during operation would create a minimal amount of ground-borne vibration. Less than significant impact.	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?				X	The project does not involve the construction of new homes or businesses, or the extension of roads or other infrastructure that would induce a permanent-growth in population. No impact	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project. No impact	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X		<p>The project does not propose any new housing or other uses that would necessitate new or altered government facilities. The proposed project is not anticipated to substantially increase the demands for fire protection services such that new or expanded facilities would be warranted.</p> <p>The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The project includes on-site improvements (e.g. water tanks, site address posting, gate and roadway widths, fire truck turnaround areas, pass-through access road design, etc.) consistent with these requirements.</p> <p>Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services, however, a security plan required by the local zoning ordinance will minimize this impact. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor. The Lake County Sheriff's Department, Clearlake Police Department, and other law enforcement agencies were notified of the proposed project.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37
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?</p>			X		<p>The project would generate business income, increase local employment opportunities, and increase public fees and tax revenue which may have the potential for a slight increase in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of parks and recreation, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project would not have any impact on existing parks or other recreational facilities.</p> <p>Less than significant impact</p>	1, 2, 3, 4, 5
<p>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?</p>				X	<p>This project would not necessitate the construction or expansion of any recreational facilities.</p> <p>No impact.</p>	1, 3, 4, 5
XVII. TRANSPORTATION <i>Would the project:</i>						
<p>a) Conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths?</p>			X		<p>The project site is accessible off of Ogulin Canyon Road, approximately 0.85 miles from SR 53, a principal north-south route through Lake County. There are no transit tops within 0.25 miles of the project site and no bicycle or pedestrian facilities on Ogulin Canyon Road.</p> <p>Operations would occur up to seven days per week with cultivation operations occurring approximately from April to November every year. Hours of operation for the proposed activities would typically be between approximately 6 am and 10 pm daily. The Lake County Zoning Ordinance restricts deliveries and pickups for cannabis cultivation operations from 9 AM to 7 PM Monday through Saturday and Sunday from 12 PM to 5 PM.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>The project would staff two (2) full-time employees and 3 to 5 seasonal employees. Seasonal work would occur during planting and harvesting approximately 2 to 4 weeks per year. Access, Parking, and Traffic: The site is accessed 0.85 miles off of State Highway 53 from Ogulin Canyon Road through a large iron gate and private driveway. The cultivation parking area would have 6 parking spaces, which includes 1 ADA space.</p> <p>Construction traffic would occur over approximately 2 to 4 weeks. During construction, it is expected that there would be approximately 2 to 7 construction employees, with up to approximately 14 round trips per day.</p> <p>During operations, there would be about 4 round trips for full-time employees and 6 to 10 trips from seasonal employees. Deliveries are expected to occur approximately 1 to 2 times per month or about 24 trips per year.</p> <p>There are no transit, roadways, bicycle lanes, and pedestrian paths on Ogulin Canyon Road.</p> <p>Less than significant impact.</p>	
b) For a land-use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>During construction, the project is expected to generate approximately up to 14 trips per day. Construction trips are temporary and would occur only during construction, which is approximately 2 to 4 weeks.</p> <p>During operations, there would be about 4 round trips for full-time employees and 6 to 10 trips from seasonal employees. Deliveries are expected to occur approximately 1 to 2 times per month or about 24 trips per year.</p> <p>Guidance regarding project-related VMT impacts is provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the year to take into consideration seasonal fluctuations.</p> <p>Therefore, the proposed project would not generate or attract more than 110 trips per day on average; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	<p>The project is not a transportation project. The proposed use would not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).</p> <p>No impact</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35, 46

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Less than significant impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?			X		The proposed project would not alter the physical configuration of the existing roadway network serving the area and would not affect access to local streets or adjacent uses (including access for emergency vehicles). Increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would need to adhere to CalFire emergency access road standards for commercial uses. Less than significant impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		A Cultural Resources Assessment was conducted by Natural Investigations Company dated December 2019. According to the results of the CHRIS search and field survey were negative for cultural resources, and no information was received from local tribes suggesting the presence of indigenous resources with the Project Area. Given these findings, there is no indication that the project will impact any historical or archaeological resources as defined under CEQA Section 15064.5, tribal cultural resources as defined under Public Resources Code Section 21074, or human remains, including those interred outside of formal cemeteries. The project area is not eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in Public Resources Code section 5020.1(k). Less than significant impact.	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			No cultural resources have been previously recorded within the Project Area, though one resource, a sparse prehistoric lithic scatter, has been recorded within 0.25 miles. The SLF search returned positive results for Native American cultural resources within the Project vicinity. The NAHC provided a list of five tribes to be contacted for more information on these resources. No cultural resources of any kind were identified during the field survey. Natural Investigations sent project scoping letters to each of the five tribes listed by the NAHC. If no response was received, follow-up phone calls were made on November 18 and December 5, 2019. By the date of the Cultural Resources Assessment, two responses were received. These are summarized below. 1) The Koi Nation of Northern California responded and requested a site visit, which was conducted on November 18, 2019. 2) The Mishewal-Wappo Tribe of Alexander Valley responded that the Project Area is outside of the tribe's territory and deferred to the Koi Nation for more information on the sensitivity of the area for Native American remains.	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>On October 15, 2020, Koi Nation representatives concluded that they decided not to engage in the project.</p> <p>TRIB-2: In the unlikely event that undiscovered cultural material is encountered elsewhere on the project, work near the find should stop and these should be evaluated for significance by a qualified archaeologist and either preserved or mitigated as outlined in CEQA (sec.21083.2 [b] or 15126.4c).</p> <p>Less than significant with mitigation measures CUL-1 and CUL-2; TRIB-2 incorporated.</p>	
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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	<p>The proposed project would be served by existing onsite irrigation well. The proposed project would be served by portable toilets serviced by a local provider. Power would be provided by onsite solar. No new utilities or relocation of utilities would be required as part of the proposed project.</p> <p>No impact</p>	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X		<p>Plants would be watered using an above-ground, drip-irrigation system. Water for cultivation activities would be supplied from the existing groundwater well. The well was drilled in March 2017, is approximately 372 feet in depth, and has an approximate yield of 50 gallons per minute (GPM). Water would be pumped from the well to two (2), 2,500-gallon water tanks adjacent cultivation area.</p> <p>According to the Property Management Plan, the expected annual water use would be 3,000 gallons per day per acre. This would equate to approximately 738,000 gallons for 2.05 acres of outdoor canopy over an approximately 120 day cultivation season. The daily demand would be approximately 6,150 gallons. The total water storage would be 5,000 gallons.</p> <p>In addition, irrigation BMPs would be implemented to minimize water usage. Also, demand estimates are based on each plant requiring 6-gallons per day, which is a conservative (high) estimate. Therefore, water demand would likely be much less than the maximum daily potential and annual yield. Water would be delivered to a drip irrigation system via a jet pump pressure tank. Drip lines would be sized to irrigate large areas slowly, to maximize absorption, and would be placed under a layer of straw mulch.</p> <p>Water conservation practices would be implemented, including selection of plant varieties that are suitable for the climate of the region, the use of driplines and drip emitters (instead of spray irrigation), mulching to reduce evaporation, water application rates modified from data from soil moisture meters and weather monitoring, rooftop water collection (where feasible and permitted), shutoff valves on hoses and water pipes, daily visual inspections of irrigation systems, immediate repair of leaking or malfunctioning equipment, and water metering and budgeting.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The proposed project would be served by portable toilets and will provide adequate restroom facilities and handwashing stations to accommodate the number of employees. This would also be made as a condition of approval set by the county. No impact.	2, 5
d) Generate solid waste in excess of State or local standards or excess of the capacity of local infrastructure?			X		According to the Property Management Plan, the site would generate approximately 300 pounds of solid waste and 2000 pounds of organic waste, or a total of about 9.6 cubic yards annually. All recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility to be sorted and deposited at the Eastlake Sanitary Landfill. The landfill is well below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity to accommodate the solid waste generated by the project. Less than significant impact	1, 2, 3, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant would compost or chip/mulch, and spread the cannabis waste on-site, and the estimated total amount of solid waste from this project would be approximately 2,300 pounds annually. Less than significant impact	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all Federal, State, and Local management for solid waste. The cultivator would be required to chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is 2,300 pounds annually. Less than significant impact	1, 3, 4, 5, 29, 32, 33, 34, 36
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		In October of 2020, Lake County Code Enforcement staff conducted a Public Resource Code (PRC) 4290 and 4291 site inspection and determined that the project site location meets CalFire emergency road standards. The mapped fire risk on the site is moderate. The project site is located in the CalFire State Responsibility Area (SRA) and is subject to all state fire-safe-related codes. Should this site need to evacuate, Ogulin Canyon Road located near the subject site would be the evacuation route. Like much of Lake County, this area is prone to wildfire. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant would adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					<p>Approval of this permit would not further exacerbate the risk of wildfire, nor would it interfere with emergency evacuation should this be necessary.</p> <p>WIL-1: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standards. Please contact the Lake County Community Development Department's Building Division for more information.</p> <p>Less than significant impact with mitigation measures WIL-1 incorporated.</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 project proposes to clear some vegetation and trees which would reduce fuel for a fire. The site driveway allows for fire access. Approval of this project would not increase the fire risk in this area. The site is located within moderate fire risk areas. In addition, the cultivation areas would help to act as a fire break should one be needed.</p> <p>WIL-2: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.</p> <p>Less than significant impact with mitigation measures WIL-2 incorporated.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The project proposes outdoor cultivation as well as ancillary facilities that includes small sheds and storage containers. As proposed, the project does require the installation or maintenance of infrastructure that may exacerbate fire risk.</p> <p>Less than significant impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>The site is generally flat; 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.</p> <p>Less than significant impact.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			<p>Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section.</p>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes, and correspondence.	Source Number**
					Less than significant with AES-1 through AES-2; AQ-1 through AQ-7; BIO-1 through BIO-11; CUL-1 through CUL-2; GEO-1 through GEO-6; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; TRIB-1; WIL-1 through WIL-2.	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less than significant with AES-1 through AES-2; AQ-1 through AQ-7; BIO-1 through BIO-11; CUL-1 through CUL-2; GEO-1 through GEO-6; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; TRIB-1; WIL-1 through WIL-2.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has the potential to result in adverse indirect or direct effects on human beings in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant. Less than significant with AES-1 through AES-2; AQ-1 through AQ-7; BIO-1 through BIO-11; CUL-1 through CUL-2; GEO-1 through GEO-6; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; TRIB-1; WIL-1 through WIL-2.	All

* Impact Categories defined by CEQA.

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Shoreline Communities Area Plan
5. Blue Oak Farms Cannabis Cultivation Application – Major Use Permit
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Site Assessment - prepared by Natural Investigations Company, Inc., dated August 26, 2019 (revised November 6, 2019). Botanical/Floristic Survey – prepared by Lawrence Ray May 20, 2021.
14. Cultural Resource Report - Natural Investigations Company, Inc., dated December 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – May 18, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf)

42. Lake County Groundwater Management Plan, March 31st, 2006, and Lake County Water Inventory Analysis, March 2006.

http://www.lakecountyca.gov/Government/Directory/WaterResources/Programs__Projects/Groundwater_Management.htm

43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)