



September 13, 2021

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (IS 21-19)**

1. **Project Title:** Brelje and Race Consulting Engineering
2. **Permit Numbers:** Major Use Permit UP 21-18; Initial Study IS 21-19
3. **Lead Agency Name and Address:** Community Development Department
County Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner
(707) 263-2221
5. **Project Location(s):** Primary: 6030 and 6200 Sunrise Drive, Lower Lake
6. **APNs:** 043-302-04; 043-310-05
7. **Project Sponsor’s Name/Address:** Sunrise Shore Mutual Water Company
6030 Sunrise Drive, Lower Lake
8. **General Plan Designation:** Rural Residential
9. **Zoning:** “RR-FF” Rural Lands – Floodway Fringe
10. **Supervisor District:** District 5
11. **Flood Zone:** Northeast portion of lot 043-302-04 is in the “A” flood hazard area. Lot 043-310-05 is not in a flood hazard area.
12. **Slope:** Lot 043-302-04 is relatively flat; lot 043-310-05 is steep
13. **Fire Hazard Severity Zone:** High Fire SRA; lot 043-302-04 is in a flood zone
14. **Earthquake Fault Zone:** Not within but adjacent to a mapped fault zone
15. **Dam Failure Inundation Zone:** Not located within a Dam Failure Inundation Area
16. **Parcel Size:** ±0.34 acres (combined; two parcels)
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).**
 - New 10’ x 14’ filtration building
 - New aeration tank on concrete slab
 - Abandon existing wells #1 and #2 (under floor); fill in vault
 - New pipelines for water system
 - Two new 45,000 gallon water tanks on concrete slabs
 - New concrete retaining wall
 - Removal of two 15,000 gallon redwood water tanks and concrete pads

Construction

Construction of the project would take an estimated 2 to 4 weeks and would involve abandoning the existing under-floor well and filling in the vault; removing two 15,000 gallon water tanks and concrete slabs that are leaking and installing two 45,000 gallon water tanks on concrete slabs, constructing a new 10' x 14' filtration building and building a new concrete retaining wall.

Post-Construction Operation

The small water company has several on-site employees that monitor the water system. An estimated four daily vehicle trips are anticipated following construction.



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

North: "R1" Low Density Residential; parcels range between 0.8 acres to over 1 acres in size. Most are developed with single-family dwellings. A portion of the northern neighboring lot is zoned Rural Residential.

West, South and East: "RR" Rural Residential; lots varying in size from 0.02 acres to over 1 acre. Most are developed with single-family dwellings.

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District Lake
 County Department of Public Works
 County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry and Fire Protection (CalFire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agriculture (CalCannabis)
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

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

Notification of the project was sent to local tribes on May 5, 2021. A Cultural Resource Study was prepared by Tom Origer and Associates, dated July 23, 2018. The Study evaluated the area on the subject sites where the new construction / ground disturbance would occur. No artifacts were discovered that would be determined to be significant cultural resources.

The Culturally-affiliated Tribe (Koi Nation) requested consultation. The applicant, Brelje and Race Consulting Engineers, has reached out to the Tribe, and a Tribal Monitoring Agreement has been reached between the Tribe and the Water Company.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|-----------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Agriculture / Forestry | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input 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 type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Eric J. Porter, Associate Planner



SIGNATURE

Date: 9/15/2021

Mary Darby – Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant Impact with Mitigation Incorporated
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>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The Lake County General Plan and the Lower Lake Area Plan contain objectives and policies to protect viewpoints of major scenic features such as Clear Lake, Mt. Konocti, or panoramic views of the countryside. The project site is located on Sunrise Drive, a 14' wide paved County road. The site and surrounding area are heavily tree-covered; the site is up hill from the road and is difficult to see from the road. The water tank area is located higher up the hill, and is screened from view of the road and from neighboring lots due to tree coverage and terrain. The project is not anticipated to impact views of mountains, open views of undeveloped land, and/or other scenic vistas. Less than Significant Impact Driveway leading to the 6030 Sunrise portion of the site 	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The material submitted for this project does not state that any trees will be removed by this proposal. The water tank site is already cleared, and is not visible from the road due to tree coverage. The small building proposed is 10' x 14', and will also not be visible from the road or neighboring inhabited sites. There are no historic buildings on the site or in the vicinity. No rock outcroppings are on the site. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The project site is located in a non-urbanized area. The lots in the vicinity are small, and about half are developed with dwellings. The site is mostly concealed by tree coverage, and the area to contain the new water tanks is up hill and totally concealed by tree coverage. The project would not substantially degrade the quality of public views of the site or surroundings. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project is a small expansion to an existing private water company facility. The primary changes are the addition of two 45,000 gallon water tanks, a 10' x 14' building to house the water filtration system, and a new retaining wall of undetermined height that will be built on the back side of the water tank site. Any outdoor lighting must be downcast; this is a standard condition of approval for outdoor lighting in Lake County. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 7
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	There are no agricultural uses on the site or in the vicinity. No Impact	1, 2, 3, 4, 5, 6, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The property is not under Williamson Act contract, and none of the neighboring properties are under Williamson Act contracts. There are no traditional agricultural uses within 1000 feet of the project site. No Impact	1, 2, 3, 4, 5, 6
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	Parcels reserved for timberland within the county are zoned "TPZ" Timberland Preserve District. The project site and surrounding properties are zoned "RR" Rural Residential, and R1 Low Density Residential. No re-zoning of the project site is proposed or required. Therefore, the project would not conflict with existing zoning or cause the rezoning of forest land or timberland. No Impact	1, 2, 3, 4, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project will have no impact on any farmland. No Impact	1, 2, 3, 4, 5, 6
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		The project has very minor potential to result in short- and long-term air quality impacts. Some dust and fumes may be released as a result of site preparation and during construction of the retaining wall, however those impacts are not significant to the point where dust control measures are needed. The site containing the future water tanks and filtration building are already developed. The concrete pads that will be removed are located at the same location where the new water tanks will be located. Less Than Significant Impact	1, 2, 3, 4, 5, 6
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		The County of Lake is in attainment of state and federal ambient air quality standards. The two new water tanks, the filtration building and the retaining wall will not add to the cumulative pollutant impacts for this area; the project is occurring on previously-disturbed portions of the site, and less than 50 cubic yards of dirt are being moved, so no grading permits are required. Less Than Significant Impact	1, 2, 3, 4, 5, 6
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The main impacts associated with this project will occur by construction traffic bringing the water tanks to the site; bringing building materials to the site to construct the 10' x 14' filtration building, and brining in the masonry to build the retaining wall. The amount of pollutants that will result from construction- and post-construction activities are negligible. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		The water treatment and distribution facility are considered to be a 'clean industry'. Some contaminants will gradually be filtered out of the water that is filtrated, however the contaminants are naturally-occurring oxidized iron and manganese. Chlorinated water will be injected into the water tanks to further eliminate specific impurities in the water. Less Than Significant Impact	1, 2, 3, 4, 5, 6
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A Biological Assessment was prepared for this project by Sol Ecology, LLC. The Assessment made several conclusions; <ol style="list-style-type: none"> 1. The site of the construction activities had been previously disturbed 2. There were no observed sensitive species on the site 3. Certain precautionary mitigation measures are recommended in the event that nesting habitats are found as follows: BIO-1 - To avoid potential adverse effects to this species including direct mortality to young or disruption of nesting activities, a pre-construction survey for yellow-billed cuckoo should be performed prior to activities if occurring between mid-May through September, when this species is potentially present. If observed, well construction shall be performed	1, 2, 3, 4, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					<p>outside the nesting season for this species between September 1 and May 1 to avoid any effects to the birds. No work restrictions are necessary at the tank site or road improvements area due to distance from suitable habitat for this species.</p> <p>BIO-2: If construction-related activities are initiated during the nesting bird season for all other migratory nesting birds (between March 1 and September 1), the following is recommended to ensure potentially significant impacts to nesting birds are avoided:</p> <ul style="list-style-type: none"> • Pre-construction nesting bird surveys should be performed within the study area and up to 200 feet of proposed activities. • If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species, ambient conditions, and proximity to project-related activities. <p>BIO-3: All trees/tree limbs should be removed in pieces, rather than felling the entire tree. Felled tree pieces should be shaken gently to rouse any bats and then left overnight prior to removal from the site or on-site chipping to allow any bats to exit the roost. This measure will ensure no significant impacts to pallid bat or other common bats occur.</p> <p>Less Than Significant Impact with Mitigation Measures BIO-1, BIO-2 and BIO-3 Added</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>There are no riparian areas located on the subject sites.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 10
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>There are no federally protected wetlands on the sites.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 10
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			<p>There were no observed wildlife corridors on the site.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>No trees will be removed by this project. The site is heavily wooded with native blue oak trees, however the water tanks and filtration building are proposed for a portion of the site that was cleared for the original water facility several decades earlier.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 10
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	<p>There are no Habitat Conservation Plans associated with this property.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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 Resource Evaluation was submitted for this project. The Evaluation concluded that the site had no significant artifacts or relics on it. The applicant has reached out to the culturally-affiliated Tribe (the Koi Nation), who has indicated that a tribal monitor would be present on the site during any site disturbance.</p> <p>Lake County is rich in tribal presence. The following mitigation measures are put in place for every project that proposes ground disturbance:</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 local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the 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 Impact with Mitigation CUL-1 and CUL-2 added</p>	1, 2, 3, 4, 5, 6, 11
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>The Cultural Study concluded that it is unlikely that any significant artifacts or other resources exist on these two relatively small properties. The Koi Nation has been contacted, and will have a tribal monitor present during site disturbance as a precaution in case any sensitive items, relics or remains are discovered during site disturbance.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		<p>No evidence of human remains were found during the Cultural Site Evaluation. It is unlikely that any remains exist on the portions of the property that will have the new water tanks, filtration building and retaining wall as these areas were previously disturbed.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>The proposed project would not require a high amount of electricity. The energy needs for this project will be met by the use of one or two solar panels and a battery. A 25 watt emergency backup generator will also be installed, but would only be used during emergencies to assure the ongoing ability of the plant to produce and purify water.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		<p>The project does not require an alternative energy source, but is proposing the use of solar panels and a battery as the primary power source.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
Directly or indirectly cause potential substantial adverse effects, including the risk of loss,			X		<p>There are no mapped earthquake faults on or near the project site. Additionally, the project site is not located within an Alquist-Priolo zone. In the event of an earthquake, the entire Lake County area could be subject to strong seismic shaking. However, the project does not propose any development within a fault</p>	1, 2, 3, 4, 5, 6, 12, 13, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
<p>injury, or death involving:</p> <p>(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>(ii) Strong seismic ground shaking?</p> <p>(iii) Seismic-related ground failure, including liquefaction?</p> <p>(iv) Landslides?</p>					<p>zone or Alquist-Priolo zone, or any type of development that would exacerbate strong seismic shaking. The soils on this site are mapped as being type 155-Konocti Varlant-Konocti-Hambrlght complex, 2 to 15 percent slopes. The site is not prone to liquefaction, and is not in an area that is prone to landslides.</p> <p>Less Than Significant Impact</p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X		<p>The portion of the site that is proposed for the expansion project was already developed and previously disturbed with the water company's original facilities. Additional site preparation will be minimal. The two water tanks will be on new concrete pads. The 10' x 14' filtration building will be on a new concrete pad, and a retaining wall on the uphill portion of the site will be installed to assure that any ground movement will not impact the water facilities.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 14
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the proposed cultivation area (Soil Type 155) is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project based on the characteristics of this soil type, the mostly flat slope of the proposed cultivation area (between 2 and 10 percent), and the lack of faults on the project site.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 14
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the proposed cultivation area (Soil Type 148) consists of gravelly loam. Such soil is not typically considered to have a high shrink-swell potential. The project would not increase risks to life or property and would be required to adhere to all applicable current state and local building codes and seismic design standards.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?</p>			X		<p>The project would be served through an existing on-site wastewater disposal system. No additional wastewater disposal system is proposed or would be required.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>			X		<p>There are no known paleontological resources within the project area according to the Cultural Assessment provided for this project.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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		Construction of the project typically generates some greenhouse gasses, however the construction needed for this project is minimal. The water tanks will need to be brought onto the site. Construction materials for the filtration building will be delivered, and materials for the retaining wall will be delivered. Three concrete pads will be poured, so at least one concrete truck will be needed to pour the concrete. Post-construction vehicle trips will remain the same as pre-construction; no new employees are proposed for this project. Less than Significant Impact	1, 2, 3, 4, 5, 6
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		Lake County is an "air attainment" county and does not have any established thresholds of significance for greenhouse gases. Further, the project would not generate enough greenhouse gasses to be considered within a cumulative impact study or analysis. Less Than Significant Impact	1, 2, 3, 4, 5, 6
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Hazardous materials associated with the project are limited to chlorine and propane for the backup generator. Propane will be stored in an existing 500 gallon on-site propane tank, and chlorine is stored in a locked building located inside an existing 6' tall fence. Less than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		Construction of the project would not create much opportunity for environmental hazards. Construction will be minimal and would consist of preparing three building pads, pouring concrete for the building pads, building a 10' x 14' filtration building for water treatment; installing piping to connect the various structures, and the construction of a retaining wall. Less than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The project would not be located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 4, 5, 6
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substances, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 6, 18, 19, 20
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within an airport land use plan or within 2 miles of an airport. No Impact	1, 2, 3, 4, 5, 6, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		No impairment of Sunrise Drive, the paved County road serving this site, will occur with this project. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project will replace two 15,000 gallon water tanks that are leaking with two fiberglass 45,000 gallon water tanks, thus increasing the storage capacity of water on the site in the event it is needed for fire suppression. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 23, 24, 25
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The purpose of this project is to improve the water treatment facilities for the Sunrise Water District. The water is pulled from a well; is treated with chlorine, and is processed to be used as potable water for those living within the Water District's connection boundaries. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The water used by the water district is distributed to homes that are connected to the water company. There is no evidence that the ongoing use of this site for drawing water for consumption by the Water District's users will increase any water depletion as the result of this project. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 26, 27, 28
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 that would: (i) result in substantial erosion or siltation on-site or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; (iv) or impede or redirect flood flows?			X		According to the engineered plans submitted, the likelihood of greater erosion occurring as the result of this project is minimal. The development will occur on portions of the lot that have been previously disturbed, and only a slightly greater impervious area will be the result of this project. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
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 project site is within a five hundred year flood plain, although the north-eastern portion of the site is within an 'A' flood plain. The proposed development will entirely occur within the portion of the site that is outside the 'A' flood plain. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
e) Conflict with or obstruct implementation of a water quality control plan or sustainable			X		The project would have no effect of any water quality control plan, and would in part purify water for potable use.	1, 2, 3, 4, 5, 6, 15, 16, 17,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
groundwater management plan?					Less than Significant Impact	26, 27, 28
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project will have no physical effect on any established communities. No Impact	1, 2, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project site is subject to the Lake County General Plan, the Lake County Zoning Ordinance, and the Lower Lake Area Plan. The water treatment facility is a quasi-public facility that provides water service to homes that are within its boundary. All potential impacts associated with this project are evaluated in this document, and those potential impacts that are identified are addressed through mitigation measures. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 8
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 cultivation site contains no mapped mineral resources. No Impact	1, 2, 3, 4, 5, 6, 29
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The project would not result in the loss of availability of a mineral resource recovery site. No Impact	1, 2, 3, 4, 5, 6, 29
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				Temporary, short-term noise would be created by the project during construction. Hours of construction are limited, and the use of the backup generator can only occur in emergency situations. To assure that noise will not be an issue to nearby dwellings and their inhabitants, the following mitigation measures are added: NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines. Less Than Significant Impact with mitigation measures NOI-1, 2 and 3 added	1, 2, 3, 4, 5, 6
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low level of construction-related traffic and site usage by employees would create a minimal amount of groundborne vibration.	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
Less Than Significant Impact						
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within 2 miles of an airport. No Impact	1, 2, 3, 4, 5, 6
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	No new dwelling units or infrastructure, including public roads or utilities, are proposed with this project. No Impact	1, 2, 3, 4, 5, 6
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project would be limited to a small expansion of an existing water treatment facility. No people or housing would be displaced. No Impact	1, 2, 3, 4, 5, 6
XV. PUBLIC SERVICES <i>Would the project:</i>						
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project will have a neutral effect on all public services with the exception of water quality, which will be improved by this project. Less Than Significant Impact	1, 2, 3, 4, 5, 6
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	This project will not result in increased usage of parks. No Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project is located on private property. No recreational facilities other than for employees (passive recreation) are going to occur. No Impact	1, 2, 3, 4, 5, 6
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X	This project will have no impact to the circulation system. No Impact	1, 2, 3, 4, 5, 6
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		CEQA section 15064.3, subdivision (b) lists thresholds that would otherwise trigger a traffic impact study. Vehicle miles traveled for this project (during and after construction) are minimal. Less Than Significant Impact	1, 2, 3, 4, 5, 6
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		Interior driveway improvements would occur to comply with PRC 4290 and 4291 Fire Safety Requirements. No changes to Sunrise Drive are proposed. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Result in inadequate emergency access?			X		This site is accessed by Sunrise Drive, a narrow but paved County road. The on-site driveway leading to the treatment area is accessed through a locked double gate. The gate will include a Knox Box to allow 24/7 access for emergency services. Less Than Significant Impact	1, 2, 3, 4, 5, 6
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			A Cultural Resources Evaluation was prepared for the cultivation site by Origer Associates. The findings yielded no known significant historical, cultural, or tribal resources. Furthermore, standard mitigation measures (CUL-1 and CUL-2) require the notification of the local culturally-affiliated Tribe and contacting a licensed archeologist of any Native American artifacts or remains are found, and for the training of employees to recognize potentially significant items, relics or remains during site disturbance. Less Than Significant Impact with Mitigation CUL-1 and CUL-2 Incorporated	1, 2, 3, 4, 5, 6, 11
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			There are no mapped or observed significant resources (Tribal Cultural) that are on or immediately adjacent to the site. Further, standard mitigation measures (CUL-1 and CUL-2) require the notification of the local culturally-affiliated Tribe and contacting a licensed archeologist of any Native American artifacts or remains are found, as well as for employee training to be able to identify potentially significant items during site disturbance. Less than Significant Impact with Mitigation CUL-1 and CUL-2 Incorporated	1, 2, 3, 4, 5, 6, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing well and onsite septic system. In accordance with the State Water Quality Control Board Cannabis General Order, the project must meet stringent water quality regulations for domestic use. Power to the expansion area will be from solar panels and a battery, with an emergency backup power generator in the event of any outages to the solar power system. Minimal increases in stormwater runoff would occur with this project, and no telecommunication issues would result from the approval of this project. Less Than Significant Impact	1, 2, 3, 4, 5, 6
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X		The site produces potable treated water. There is no evidence that the existing water being drawn, or that post-project water being drawn, would adversely impact the site or the area. The project serves dwellings within its boundary area with potable water. If the site is unable to draw water, the local dwellings would not be able to have water unless it is trucked in to the individual dwellings. No water analysis was undertaken for this project, however the well system is not increasing in size or draw capabilities, and to date there is no evidence of a weak aquifer. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 26, 27, 28
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		No new wastewater treatment facilities are proposed. The existing filtration system will be upgraded, however the filtration system does not generate wastewater. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The project will not generate any significant amounts of solid waste. The site will be used by up to two employees, and can be served by the local landfill. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 30, 31
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County has a landfill located in Clear Lake that is not close to being at capacity. Less Than Significant Impact	1, 2, 3, 4, 5, 6
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) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located on Sunrise Drive, a narrow but paved County road at this location. Sunrise Drive would be used as the evacuation route if any emergency evacuations were needed. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 23, 24, 25
Is 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		The property is located within the State Responsibility Area (SRA) and is in a high fire hazard severity zone. Therefore, there is a risk of wildfire in the area. The project consists in part of two new 45,000 gallon water tanks that could be used for fire suppression during an emergency. No increase in employees would result, and the project would not exacerbate the risk of persons being exposed to pollutants or other wildfire-related toxins. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The overall project will have minimal impacts to the area. The two new water tanks are for potable water usage, but could be used for wildfire suppression if needed. The power proposed is from one or two solar panels and a battery. No other improvements appear to be needed for this project. Less than Significant Impact	1, 2, 3, 4, 5, 6, 23, 24, 25
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The property is located within the State Responsibility Area (SRA) and is in a high fire hazard severity zone. Because the project would not alter the existing drainage of the project site and given the flat nature of the proposed water tank / filtration areas, there would be minimal potential for downstream flooding or landslides as a result of post-fire conditions. Less Than Significant Impact	1, 2, 3, 4, 5, 6
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		The project proposes water company facility expansion in a previously disturbed area that contains minimal vegetation, although the surrounding land is heavily tree-covered. Because of this, there would be minimal risk of degradation of the environment, and mitigation measures are proposed that would reduce project-related impacts to less-than-significant levels. As proposed, this project is not anticipated to significantly impact the habitat of 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. Less Than Significant Impact	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			The project has a minimal impact in all categories. The mitigation measures in this document are pre-emptive rather than the result of likely potential impacts, and are limited to Cultural / Tribal Resources, Biological Resources and Noise. All can be mitigated to less-than-significant levels with mitigation measures added. Less Than Significant Impact with Mitigation Measures Added	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated Biological Resources, Cultural / Tribal Resources, and Noise, have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings. Less Than Significant Impact with Mitigation Measures Added	ALL

* Impact Categories defined by CEQA

** Source List

1. Lake County General Plan:
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm
2. Lake County Zoning Ordinance:
http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/ZoneOrd.htm

3. Lake County GIS Portal: <http://gispublic.co.lake.ca.us/portal/home/>
4. Lake County Parcel Viewer: <https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?>
5. Kelseyville Area Plan:
<http://www.lakecountycalifornia.gov/Assets/Departments/CDD/Area+Plans/Kelseyville+Area+Plan.pdf?method=1>
6. Coastle Property Management Plan, 6565 Wilkinson Road, Kelseyville, CA 95451, February 8, 2021
7. California Scenic Highway Program: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
8. Lake County Community Development Department, Commercial Cannabis Cultivation Application:
<https://www.lakecountycalifornia.gov/Assets/Departments/CDD/Marijuana+Cultivation+Ordinance/Cannabis+Policy/CCC+Application+Packet.pdf>
9. California Department of Conservation, Farmland Mapping and Monitoring Program:
<https://www.conservation.ca.gov/dlrp/fmmp>
10. Biological Assessment, prepared by Sol Ecology, LLC dated May 28, 2021
11. Cultural Evaluation; Tom Origer and Associates, dated July 23, 2018
12. California Department of Conservation, California Geological Survey, EQ Zapp: California Earthquake Hazards Zone Application interactive map, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
13. California Department of Conservation, California Geological Survey, California Landslide Inventory interactive map, <https://maps.conservation.ca.gov/cgs/lis/app/>
14. United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey interactive map, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
15. Lake County Hazardous Waste Management Plan, adopted 1989
16. U.S. Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES) Permit
17. Lake County Division of Environmental Health, Hazardous Materials Management
18. U.S. Environmental Protection Agency, Multisystem Data Search,
<https://enviro.epa.gov/facts/multisystem.html>
19. California Department of Toxic Substances Control, Envirostor Database Search,
<https://www.envirostor.dtsc.ca.gov/public/>
20. California State Water Resources Control Board, GeoTracker Database Search,
<https://geotracker.waterboards.ca.gov>
21. AirNav.com, Airport Search, <http://airnav.com/cgi-bin/airport-search>
22. Lake County Emergency Management Plan
23. Lake County Community Wildfire Protection Plan, Wildfire Safety at Home,
<https://www.lakecountycalifornia.gov/Assets/County+Site/Fire+Safe+Council/cwpp/home.pdf>
24. California Public Resource Code Section 4290,
https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=4290
25. California Public Resources Code Section 4291
https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=4291
26. Bauer, et. al., Cultivation on Aquatic Habitat in Four Northwestern California Watersheds, March 18, 2015,
<https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0120016>
27. California Department of Food and Agriculture, CalCannabis Cultivation Licensing, Final Program Environmental Impact Report, <https://www.cdffa.ca.gov/calcannabis/PEIR.html>
28. California State Water Resources Control Board, Cannabis General Order,
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
29. Lake County Planning Department, Resource Management Division, Lake County Aggregate Resource Management Plan, An Element of the Lake County General Plan, adopted November 19, 1992

30. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
31. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
32. Site Visit – September 13, 2021