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

January 5, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 21-44)

1.	**Project Title**:	Linodhi, Inc. (Flying High Dragon Farms)
2.	**Permit Numbers**:	Major Use Permit UP 21-42 Initial Study IS 21-44
3.	**Lead Agency Name and Address**:	County of Lake, 255 N. Forbes St., Lakeport, CA
4.	**Contact Person**:	Eric Porter, Associate Planner
5.	**Project Location(s)**:	6680 Wilkinson Road, Kelseyville, CA 95451, Assessor's Parcel Number (APN) 007-018-15 (cultivation parcel) 6690 Wilkinson Road, Kelseyville, CA, 95451, APN 007-018-14 (clustering parcel)
6.	**Project Sponsor's Name/Address**:	Linodhi, Inc. (Linda Bryant)/122 Calistoga Road #338, Santa Rosa, CA 95409
7.	**General Plan Designation**:	Rural Lands
8.	**Zoning**:	"RL-"B5"-SC" Rural Lands – Special Lot Size/Density – Scenic Combining
9.	**Supervisor District**:	District 5
10.	**Flood Zone**:	Zone D: "Areas of Undetermined Flood Hazards" and Zone X: "Areas of Minimal Flood Hazards"
11.	**Slope**:	<15%
12.	**Fire Hazard Severity Zone**:	SRA (Calfire); Moderate Fire Severity Zone and Very High Fire Severity Zone
13.	**Earthquake Fault Zone**:	Not within a mapped fault zone (cultivation parcel) Big Valley Fault Zone (clustering parcel)
14.	**Dam Failure Inundation Zone**:	Not located within a Dam Failure Inundation Area
15.	**Parcel Size(s)**:	36.05 acres & 30.29 acres (66.34 acres combined)

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

Section 16 includes project details that were provided by the applicant Linodhi, Inc. (Linda Bryant-Sole Director) in 2021. Other sources are citied throughout this report where appropriate.

According to Google Maps, the project site is located approximately 1.17 miles southeast of Kelseyville, and 0.5-mile east of State Highway 29. The closest off-site residence to the proposed cultivation area is located approximately 300 feet to the north (6560 Wilkinson Road, APN 007-018-09). No portions of the project site are located within a mapped Farmland Protection area or within a mapped Exclusion area (County of Lake, 2020). The project site is not located within a Community Growth Boundary. The entire project would occur within APN 007-018-15 (cultivation parcel) (Figure 2).

The total acreage of both properties is 66.34 acres; however, all project activities would only occur within the 36.05 acres comprising the cultivation parcel. The cultivation parcel and the clustering parcel are zoned Rural Lands. There are no existing residences located within the parcels; however, the concurrent development of a permitted single-family manufactured home (not associated with the project) would occur in the northwest portion of the cultivation parcel.

The applicant is requesting approval of a Major Use Permit that is composed of:

- Three Type 3 "Outdoor"[1] commercial cannabis cultivation licenses; and
- A Type 13 "Self-Transport Distribution" license.
-

A canopy area totaling 129,276 square-feet is proposed within 214,936 square-feet of cultivation area. The cultivation method would be via in ground planting in amended (mixed with fertilizers) native soil mixtures with drip irrigation systems.

The proposed ancillary facilities include:

- Twelve 8-foot x 40-foot shipping containers for product drying and secure storage anchored onto a 50-foot x 160-foot concrete foundation pad;
- A <120 sq. ft. secure shed for fertilizer storage;
- A <120 sq. ft. secure shed for pesticide storage;
- A <120 sq. ft. security shed;
- Three chemical portable toilets (one ADA compliant) and wash station;
- Five 2,500-gallon water tanks for project irrigation
- A 5,000-gallon water tank containing fire department connections and made of steel/fiberglass for fire suppression;
- Two 2,500-gallon mixing tanks; and
- A shaded employee break area with picnic tables.

The twelve shipping containers would be used for drying, trimming, curing, and packaging, and would be screened from view from all public roads and neighboring lots by a 6' tall fence with

privacy mesh to be used as screening material. Agricultural chemicals associated with the cannabis cultivation (i.e. fertilizers and pesticides) would be stored within the secure sheds located in the East Support Area inside the cultivation area.

According to the Property Management Plan, the two standard chemical portable toilets and wash station would be installed near the security shed at the locking steel gate at the western entrance to the cultivation driveway. The application material submitted indicates that up to 18 employees would be on site during peak harvest season; the portable toilets must be cleaned weekly. One ADA chemical portable toilet/wash station would be installed next to the designated ADA compliant parking area. A 20' x 20' employee break area with picnic tables would be installed just outside the cultivation entrance as depicted on the plans submitted.

There are two easements on the project site, each associated with access to a neighboring parcel. A dedicated easement heading east from the western border of the cultivation parcel provides access to 6560 Wilkinson Road on APN 007-018-09, to the northeast of the cultivation parcel. A second dedicated easement heading south parallel to the western border of the cultivation parcel provides access to 6685 Wilkinson Road on APN 007-018-08, to the southwest of the cultivation parcel. Neither ofthe two neighboring parcels possessing an easement would have any legal use of the private dedicated driveway leading to the cannabis support area.

An unnamed, ephemeral, Class III watercourse runs north-south through the eastern half of the clustering parcel and is located about 750 feet from the edge of the cultivation area. Article 27 (at) 3.iv.(c) requires that the cannabis cultivation area be set back a minimum of 100 feet from the top of the bank of any water bodies, which is met by this proposal (Lake County, California, 2008). There would be no surface water diversions as part of this project.

The project site is currently accessed by a semi-private gravel driveway which connects to WilkinsonRoad and is shared with the residence at 6560 Wilkinson Road on APN 007-018-09, to the northeastof the cultivation parcel via shared access easement. The shared access easement is 20 feet wide and 590 feet in length from its connection with Wilkinson Road to an existing turnabout located in the center of the cultivation parcel. Access to the cultivation area would be provided by an exclusive / private-use driveway starting at the existing turn-about. The exclusive/private-use driveway would be 20 feet wide and 250 feet in length from the existing turn-about to the cannabis support area to meet CalFire road standards for driveways. Source: Board of Forestry and Fire Protection, 2016.

The access driveway would have 6 inches of gravel added to the entire length, 620-foot by 9-foot parking stalls (one 20-foot by 16-foot ADA compliant), and a dedicated loading area and 60-foot wide by 20-foot long vehicle turnaround area in front of the cultivation support area.

A security gate would be installed at the entrance of the cultivation area. The gate entrance would be at least 16 feet wide (2 feet wider than the driveway, with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate would be located at least 30 feet from the main shared driveway and property line. Due to the secluded location, existing topography, and surrounding vegetation, as well as the distance from common public roadways, the cultivation site is highly unlikely to be seen from off-site; however, the project is also proposing to install a full-perimeter metal/deer fence with privacy mesh screening on the north and northwest ends of the outdoor cultivation area to offer a visual barrier from the

northern neighbor, as well as plant an assortment of blooming lavender for odor control when cannabis is present in the cultivation area. The cultivation fencing would be mounted with motion-detected security recording cameras and downward-oriented security lighting, as required by the Lake County, California Zoning Ordinance, Article 27 (at) 3.iii.(e).

Construction

Construction of the project would occur in two stages, as described below.

Stage One

Construction of Stage One would take approximately 4 to 6 weeks and would be limited to the hours of 9 a.m. to 6 p.m. Monday through Saturday. Construction would involve: clearing and grubbing of shrubs and tree roots within previously disturbed cultivation area as necessary; cultivation area soil with amendments; delivery and installation of the one 5,000-gallon steel and fiberglass fire suppression water tank, five 2,500-gallon poly water tanks and two 2,500-gallon poly mixing tanks; creation of closed-circuit television (CCTV) security and monitoring system within the lockable security shed; rental and installation of the chemical portable toilets and wash stations [one American Disability Act (ADA) compliant]; connection to the micro-grid solar system; connection of water piping from groundwater well(s) to project areas storage tanks; placement of water irrigation piping and tubing; laying gravel for parking areas (asphalt for ADA dedicated areas), loading zone and turnarounds; constructing two storage sheds, and creating shaded employee break area; and installation of cultivation perimeter area fence, lights, motion detectors and cameras. During construction there would potentially be workers from two different contractors with approximately 3 to 4 people per contractor. Construction would require standard-type pick-up trucks, hand tools, and general equipment and would require a total of 30 to 40 truck trips during the duration of construction activities.

Stage Two

Construction of Stage Two would take approximately 6 to 8 weeks and would be limited to the hours of 9 a.m. to 6 p.m., Monday through Saturday. Construction would involve: grading/site preparation for the 50-foot x 160-foot concrete slab foundation for the twelve shipping containers. Construction would begin after permits for grading, and the shipping containers were approved. During construction there would potentially be 4 to 6 workers (carpooling encouraged) and would require a total of 40 to 50 truck trips during the duration of construction activities.

Post-Construction Operation

The applicant has applied for a Type-13 Self-Transport Distribution license and there would be a dedicated loading zone in the parking lot adjacent to the front entrance to the support area. The project would use up to two unmarked transport vans to transport products off-premises, and would comply with all California Cannabis Track and Trace requirements throughout the distribution process. A maximum of one daily delivery and one daily pick-up would be required. While it is anticipated that trips would be primarily within Lake County, some trips to southern California may occur with the use of the vans depending on the demand for the product once it is cultivated. The applicant will have to also comply with all federal, state, and local regulations for distribution. The project's hours of operation would take place between 8:00 a.m. and 6:00 p.m. with deliveries and pickups restricted to between 9:00 a.m. and 6:00 p.m. Monday through Saturday, as well as Sunday between 12:00 p.m. and 5:00 p.m. A Community Liaison/Emergency Contact would be available 24-hours a day, 7-days a week, including holidays, to respond to any concerns or

complaints, including odors. The security gate would be locked outside of operating/business hours (8:00 a.m. to 6:00 p.m. Monday through Saturday, 9:00 a.m. to 6:00 p.m. Sunday) and whenever project personnel are not present. The gate would be secured with a heavy-duty chain, commercial grade padlock, and a Knox Box to allow 24/7 access for emergency services. Only approved managerial staff and emergency service providers would be able to unlock the gates. During peak planting times, a maximum of 6 employees would work on-site during StageOne and a maximum of 8 employees would work on-site during Stage Two; carpooling would be encouraged for all employees. A CCTV security system with waterproof, infra-red sensors would be installed and would cover: ~~entryways to~~ the cultivation support area, cultivation areas, shipping containers; the perimeter of the cultivation/canopy areas; monitoring, recording station, and guard/security room.

The fertilizers and pesticides used for the project would be from an approved list by California Department of Food and Agriculture. All fertilizers, nutrients, and pesticides would only be purchased and delivered to the property as needed and any small, unused amounts would be stored separately in the secure storage sheds, in their original containers and used as directed by the manufacturer. All organic pesticides and fertilizers would be mixed/prepared on an impermeable surface within the cultivation support area with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight with a fitted lid and disposed of at the local solid waste facility within the county. In accordance with the requirements of the State Water Resource Control Board's Cannabis General Order, at no time would fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year. The project does not propose the storage or use of any hazardous materials. A silt fence would be installed on the inside of the cultivation area perimeter and fiber rolls (straw wattles) would be installed perpendicular to the direction of stormwater surface flow in order to reduce sediment erosion (State Water Resources Control Board, 2019).

Odor Control and Mitigation

Five-gallon lavender shrubs would be planted every 15 feet along the northern border of the cultivation area, between the cultivation area and the offsite residence to the north. Each shipping container used for drying cannabis will be equipped with an exterior exhaust fan would be fitted with high-end filtration and noise reducing features.

Energy Usage

All electricity would be supplied from solar panels and backup batteries. A backup generator would be available; however, in accordance with Article 27 subsection (at), the generator would not be used "as a primary source of power" and would only be utilized "for temporary use in the event of a power outage or emergency that is beyond the permittee's control."

All organic waste would be placed in a designated composting area in the cultivation support area and all solid waste would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility (at least once a week during the cultivation season).

Water Analysis

The applicant has provided a water analysis, prepared by Hurvitz Environmental Services Inc. and last updated November 9, 2021. The analysis states the following:

Based on the information and assessments contained within the Water Analysis, the analysis concluded that the wells' discharge capacity and rate of recharge are sufficient to sustainably provide for the projected annual water use at the site. The quantity of groundwater to be used for the project is unlikely to result in significant declines in regional groundwater availability or depletion of groundwater resources over time.

The Water Analysis concludes that the annual project water use estimate will be 1,400,000 gallons for the outdoor cultivation; 131,400 gallons for residential usage; 13,500 gallons for employee water usage, for an annual total of 1,544,900 gallons or 4.74 acre-feet/year.

The potential for the project water-use to cause well interference or impacts to creeks and other water sources are also considered minimal. According to www.ecoatlas.com2 the project site is located within the Cole Creek sub-watershed (HUC-12 -18020160302) of the Big Valley Groundwater Basin, which is within the jurisdiction of the Central Valley Regional Water Quality Control Board. Cole Creek is about 15 miles long and flows generally northward; ultimately draining into Clear Lake.

Groundwater in storage in Big Valley has been estimated several times over the past 60 years. DWR estimated groundwater in storage to be 105,000 acre-feet for a saturated depth interval of 10 to 100 feet in 1960. In 2004, DWR estimated usable storage to be 60,000 acre-feet. DWR estimated specific yield in 1957 to be 8 percent. Average-year agricultural groundwater demand in the Big Valley basin is approximately 11,360 acre-feet per year.

The aquifer encountered at this site is the designated as the "C4" aquifer which is a Volcanic Ash aquifer that directly overlays the Clear Lake volcanic bedrock. The Well Completion Report for the sites domestic well (Appendix B) confirms that the groundwater is encountered in volcanic material. Recharge of groundwater in the "Volcanic ash" aquifer is poorly understood. However it is generally thought that the aquifer is recharged by underflow from uplands, and infiltration of streamflow at surface exposures of the volcanic ash.

The estimated annual water usage for the project is 1,415,750 gallons or 4.34 acre-feet of groundwater per year. The project plans do not involve any water diversions or imported water; the project is reliant on the permitted on-site groundwater well. Details on the cultivation projects water usage, including breakdowns of average and peak monthly usage, are presented in Table 1 below, and in the Hurvitz Water Analysis submitted for this project.

A well yield test conducted for the existing permitted groundwater well on December 23, 2020 determined that the well is capable of producing between 12 and 15.8 gallons-per-minute (GPM) over 6.25 hours of pumping with a stabilized drawdown of 25 feet and full recharge recovery occurring 55 minutes after the well test concluded. Water from the permitted groundwater well will be used for cannabis plant irrigation as well as by employees and for domestic use. The cultivation operation would use a drip irrigation system to irrigate the cannabis plants. An existing permitted groundwater well is located on the cultivation parcel (APN 007-018-15). Water from this well will be pumped to the five (5) 2,500 gallon above-ground water storage tanks shown on the site plans submitted. According to the project's Hydrology Report, the project's estimated water demand would be approximately 1,544,900 gallons per year including residential use. Project water

consumption would vary, with the highest consumption occurring during the summer months totaling 1,413,500 gallons per year.

Table 1: Monthly Water Use Estimates (Gallons)

Use	Apr	May	June	July	Aug	Sept	Oct	Total
Outdoor Cultivation	125,000	210,000	230,000	190,000	240,000	260,000	145,000	1,400,000
Employees	1,000	1,000	1,500	2,000	2,000	3,000	3,000	13,500
Total	137,450	222,450	242,950	203,450	252,950	273,950	159,200	1,413,500

Groundwater Recharge – Non-Drought Conditions

Groundwater recharge is the replenishment of an aquifer with water from the land surface. It is usually expressed as an average rate of inches of water per year, similar to precipitation. Thus, the volume of recharge is the rate times the land area under consideration times the time period, and is usually expressed as acre-feet per year. In addition to precipitation, other sources of recharge to an aquifer are stream and lake or pond seepage, irrigation return flow (both from canals and fields), inter-aquifer flows, and urban recharge (from water mains, septic tanks, sewers, drainage ditches).

Long-term hydrographs in Lake County shows that during drought periods the groundwater basins do not fully recover, possibly leading to short-term overdraft. However, long term trends in the hydrographs in Lake County appear to indicate that annual groundwater extractions are not exceeding annual groundwater recharge in groundwater basins.

For this site, the volcanic aquifer is considered to be confined. Drainage features that intersect and border the site have likely eroded through some of the overlying layers and are contributing to the recharge of the site's aquifer through the stream bottom. However, it is also likely that a portion of the rain water falling directly on the site infiltrates the ground surface and migrates downward through the soil matrix until it recharges the aquifer.

To estimate the groundwater recharge at the site we first assumed that the recharge to the aquifer is primarily through rainfall and that all rainfall accumulated within the 66-acre property drains to the un-named drainage swale on the site. The estimated annual precipitation for the aquifer's defined area is 165 acre-feet.

However, this estimate does not account for surface run-off, stream underflow, and evapotranspiration that occurs in all watersheds. According to the USGS, the long-term average precipitation that recharges groundwater in these northern California regions is approximately 15 percent but can be as low as 1.67%. Since this site has relatively mixed topography with both upland and low-lying areas, we estimate that the long-term average precipitation that recharges groundwater within the entire site is below the regional average at approximately 10%. With this data and the precipitation data presented above, we can re-calculate the groundwater recharge within the Cumulative Impact Area using the following equation.

The Hurvitz Water Analysis states that 165 acre-feet (Annual precipitation onsite) x 0.10 (long term average for recharge) = Estimated Groundwater Recharge = **16.5 acre-feet/year** Based on the estimated annual recharge to the site aquifer and the estimated annual project usage, it appears

that the applicant will have enough water to meet their demands without causing overdraft conditions.

Groundwater Recharge – Drought Conditions

According to the Hurvitz Water Analysis, the variations in rainfall over the dataset shows a high of 53.49 inches and a low of 10.05 inches[10]. If we were to perform a recharge analysis of one single year using the lowest recorded rainfall for the area, we could estimate the low-end value for annual aquifer recharge as follows:

- 0.8375 ft/year (severe drought rainfall) x 66-acres (property size) x 0.1 (conservative long-term average for recharge) = 5.5 acre-feet/year – Estimated Groundwater Recharge for Severe Drought Year (Hurvitz Environmental Services Inc., 2021).

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

North: "RL" Rural Lands; large lots that contain isolated single-family dwellings.
South: "RL" Rural Lands; large lots that are undeveloped or that contain isolated single-familydwellings.
East: "RL" Rural Lands; large lots that are undeveloped or that contain isolated single-familydwellings.
West: "RL" Rural Lands; large lots that are undeveloped or that contain isolated single-familydwellings.

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

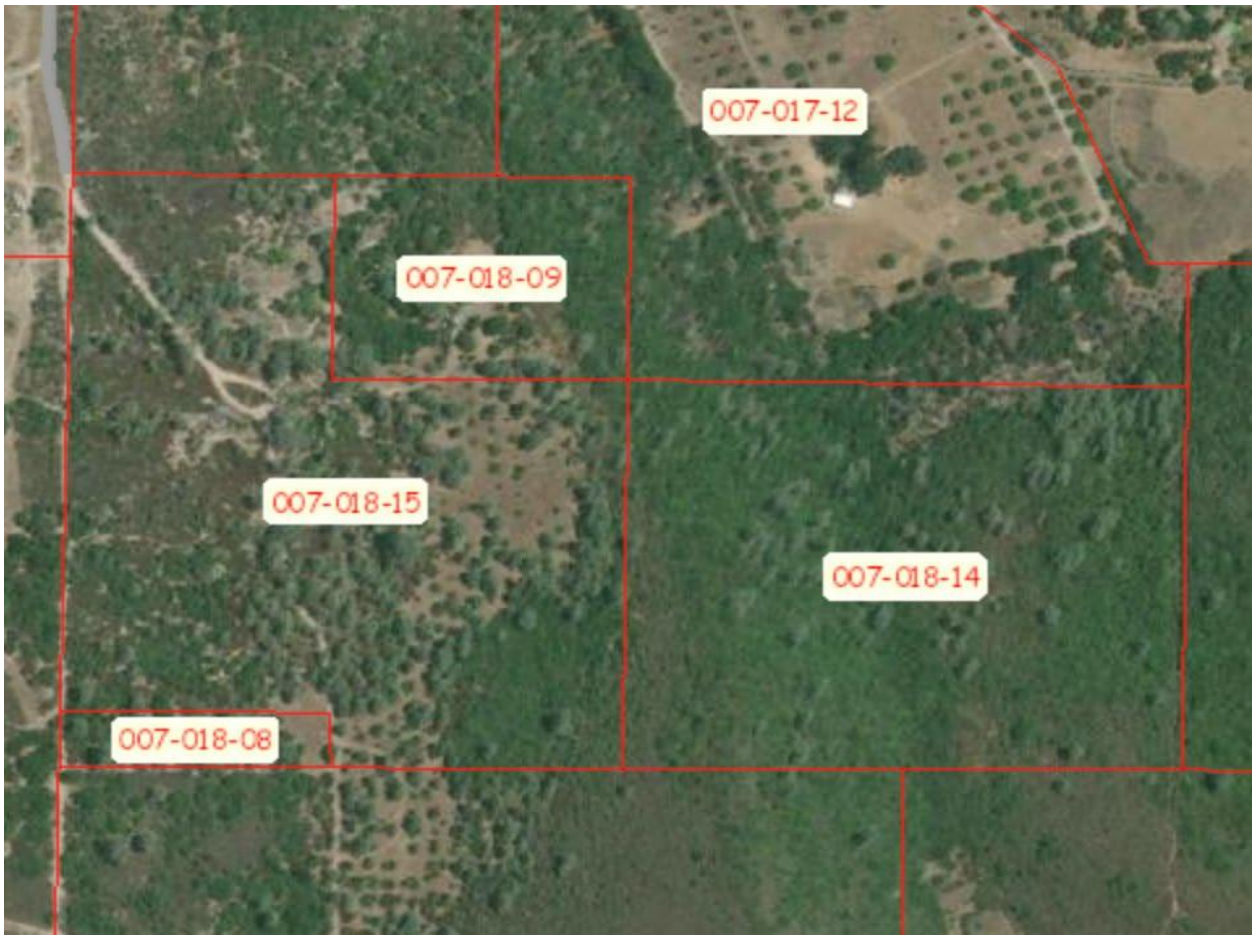
Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District Lake
Lake County Department of Public Works
Lake County Department of Agriculture
Lake County Sheriff Department
Central Valley Regional Water Quality Control Board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

4. 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 California Environmental Quality Act (CEQA) process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and addresspotential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflictin the environmental review process. (See Public Resources Code section 21080.3.2.) Informationmay also be available from the California Native American Heritage Commission's Sacred LandsFile per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also notethat Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on October 14, 2021. A Cultural Resource Assessment (May 2021) of the portions of the project sitefor which project activities are proposed was prepared by Tim Spillane, MA, RPA and Phil Hanes,MA, RPA. A search of the California Historical Resources Information System and the Native American Heritage Commission's Sacred Lands File found that no cultural resources, including Native American Resources, have been previously recorded within the project area. During a fieldinspection conducted as part of the Cultural Resource Assessment, no historic or prehistoric cultural materials or features were encountere**d.**

Figure 2: Aerial Map



Source: Lake County, 2018; Esri, 2020.

Photographs of Cultivation Area

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.

- ***Air Quality***
- ***Biological Resources***
- ***Cultural Resources***
- ***Geology / Soils***
- ***Noise***
- ***Tribal Cultural Resources***
- ***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 legalstandards, and 2) has been addressed by mitigation measures based on the earlier analysisas 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 adequatelyin 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 Porter, Associate Planner

SIGNATURE:  Date: 1-5-2022

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 shouldbe 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 thenthe checklist answers must indicate whether the impact is potentially significant, less thansignificant 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 CEQAprocess, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section15063(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 pursuantto 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 tothe 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 toa 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 *Except as provided in Public Resources Code Section 21099, would the project:*						
a) Have a substantial adverseeffect on a scenic vista?			X		The Lake County General Plan and the Kelseyville Area Plan contain objectives and policies to protect viewpoints of major scenic features such as panoramic views and scenic highway viewsheds, including mountainous and hillside landscapes, agricultural and pastoral settings, and riparian and natural resource areas. The Kelseyville Area Plan establishes that important mountain viewsheds include those of Mt. Konocti and Mount Hannah with the Mayacama Mountains providing a backdrop for all of the planning area to the west (Lake County, 2008; Lake County Community Development Department, 1989. In addition, the property has an 'SC' (Scenic Combing) overlay zoning designation indicating it is in close proximity to a scenic road,in this case, Highway 29 (County of Lake, 2021). The project site sits at a higher elevation than State Route 29 and is surrounded by tall vegetation (Natural Investigations Company, Inc. 2021a). **View from Highway 29 looking towards the Project Site**  Due to this existing topography/elevation change, project activities, including the cultivation site cannot be seen from off-site, including from State Route 29. In addition, the mature trees and shrubs surrounding the proposed cultivation site provide an existing natural and complete visual screen, and all proposed uses and structures would comply with the county's regulations for the "SC" combining district (Natural Investigations Company, Inc. 2021a). Therefore, the project is not anticipated to impact any scenic vistas in this location. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The Lake County General Plan identifies State Highway 29 as an eligible state scenic highway (Lake County, 2008). The project site is located approximately 2,700 feet (about 0.5-mile) from Highway 29. Due to the existing topography/elevation change and intervening vegetation, no views of the project site are available from Highway 29. No trees will be removed by this proposal. There are no rock outcroppings on the site, nor are there any historic buildings located on or near the site. The shipping containers and the cultivation area will be screened with a minimum 6' tall screening fence that will be maintained in good condition for the duration of the project (Natural Investigations Company, Inc. 2021a). **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 8
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 projectconflict with applicable zoning and other regulations governing scenic quality?			X		The project site is located in a non-urbanized area. Due to the project site's higher elevation than the surrounding area and because existing mature trees and shrubs surrounding the proposed cultivation site provide an existing visual screen, the proposed cultivation area cannot be seen from offsite. Additionally, there are no publicly-accessible areas in the vicinity of the project site. The project is also proposing to installa 6' tall full perimeter metal/deer fence with privacy mesh screening on the north endof the outdoor cultivation area to offer a visual barrier from the northern neighbor and all proposed uses and structures would comply with the county's regulations for the "SC" combining district regarding height and size (Natural Investigations Company, Inc. 2021a). Therefore, 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, 7
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 a slight potential to create additional light through exterior security lighting. However, security lights would only be lit for approximately one minute if activated by motion and all externally visible lighting fixtures would be shielded and downward cast. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 8, 9, 10

II. AGRICULTURE AND FORESTRY RESOURCES *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding thestate's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.* *Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		Although the majority of project site is designated as "Grazing Land" by the California Department of Conservation Farmland Mapping and Monitoring Program, a portion of the cultivation parcel is designated as "Unique Farmland" (County of Lake, 2020a). Article 27(at)1.iii(e) is the relevant section. However, no part of the project site is located within any mapped Farmland Protection Area nor within the County's APZ "Agricultural Reserve Zone" District (County of Lake). The portion of the cultivation parcel designated as "Unique Farmland" is a fallow walnut orchard area that has not been "cropped" in over 15+ years and the project proposes agricultural uses (Natural Investigations Company, Inc. 2021a).Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-	1, 2, 3, 4, 5, 6, 7, 11

					agricultural use. **Less Than Significant Impact**	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The property is not under Williamson Act contract (GIS Mapping System, County of Lake). None of the neighboring properties are under Williamson Act contracts, and the location of the proposed outdoor cultivation site is greater than 500 feet away from any other neighboring active Agricultural sites. The base zoning of the cultivation site is "RL" Rural Lands, which allows the project's proposed uses with a Major Use Permit for Commercial Cannabis Cultivationpursuant to Article 27, Table B and subsection (at) of the Lake County Zoning Ordinance. Therefore, the project would not conflict with existing zoning or aWilliamson Act contract. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PublicResources 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 is zoned "RL" Rural Lands and,according to the Timberland Determination prepared for the project, does notcontain timberland. The proposed uses under the project are allowed with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27 Table B and subsection (at) of the Lake County Zoning Ordinance. No re- zoning of the project site is proposed or required and only low-lying brush would be removed. Therefore, the project would not conflict with existing zoning or cause the rezoning of forest land or timberland. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 12
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		The project site is zoned "RL" Rural Lands and does not contain any mapped forest conservation easements or other plans. The property has been used historically as a walnut orchard, however there is no documentation that the property was ever used for commercial timber cultivation. Therefore, the project would not result in the loss or conversion of forest landto a non- forest use. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
e) Involve other changes in the existing environment which, dueto 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 proposes the cultivation of cannabis on parcels zoned "RL" RuralLands, which allows the project's proposed uses with a Major Use Permit forCommercial Cannabis Cultivation pursuant to Article 27, Table B and subsection (at) of the Lake County Zoning Ordinance. A former walnut orchard located on the cultivation parcel is now fallow and has not been used in over 15+ years. The project would not induce changes that would result in the conversion of existing farmland or forest land to non-agricultural or non-forest use. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be reliedupon to make the following determinations.* *Would the project:*						

a) Conflict with or obstruct implementation of the applicableair quality plan?		X			The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District. Lake County has adopted the Bay Area Air Quality Management District (BAAQMD)'s thresholds of significance as a basis for determining the significance of air quality impacts (Bay Area Air Quality Management District, 2014). According to CalEEMod results in the property management plan, the project has some potential to result in short- and long-term air quality emissions. Dust and fumes may be released as a result of site preparation andconstruction of the structures and cultivation area; and vehicular traffic,including small delivery vehicles that would be contributors during operation. Additionally, Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering. The applicant is required to provide a property management plan and incorporated air quality managementplan and odor control plan to submit to the local community development department for review and approval. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds establishedby the BAAQMD. In addition, no significant odor impacts are anticipated from this cultivation operation, due to the limited population in the area, the small size of the cultivation operation, the setbacks from roads and property lines, and wind dilution/dispersal effects. In order to further prevent objectionable odors from reaching the offsite residence to the north, 5-gallon, fragrant lavender shrubs would be planted every 15 feet along the northern border of the cultivation area. Implementation of the following mitigation measures would further reduceimpacts: **AQ-1: 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 for any diesel-powered equipment and/or other equipment with potential for air emissions.** **AQ-2: All mobile diesel equipment used shall comply with State registration requirements. Portable and stationary diesel-powered equipment shall meet the requirements of the State Air Toxic Control Measures for CI engines.** **AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updatedAir Toxic emission Inventory.**	1, 2, 3, 4, 5, 6, 7
					AQ-4: All vegetation removed 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. **AQ-5: The applicant shall have the primary access and parking areas surfacedwith chip seal, asphalt or an equivalent all weather surfacing to reduce fugitivedust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **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.** **Less Than Significant Impact with Mitigation Measures AQ-1**	

					through AQ-6 Incorporated	
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 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 of state and federal ambient air quality standards (Lake County Air Quality Management District, 2006). Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds established by BAAQMD and adopted by the Lake County Air Quality Management District. HEPA filters would be installed in any proposed shipping container with an exterior exhaust fan used to eliminate any harmful bacteria and/or particulates that may be present in the container. The project would receive electricity from solar panels and backup batteries and would not require the continued use of generators (Natural Investigations Company, Inc. 2021a). Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
c) Expose sensitive receptors to substantial pollutant concentrations?			X		Land uses that are considered sensitive receptors typically include residences,schools, parks, childcare centers, hospitals, convalescent homes, andretirement homes. There are no schools, parks, childcare centers, convalescenthomes, or retirement homes located near the project. The nearest off-site residence is located 350 feet to the north and public facilities such as schools and churches are approximately 0.7-mile away. Article 27 of the Lake CountyZoning 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. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped within or near the site. As such, sensitive receptors would not be exposed to substantialpollutant concentrations from the project. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7

d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			No significant odor impacts are anticipated from this cultivation operation, due to the limited population in the area, the setbacks from roads and property lines, and wind dilution/dispersal effects. Additional HEPA filters would be installed in any shipping container with an exterior exhaust fan ~~and~~ used to eliminate any harmful bacteria and/or particulates that may be present in the container. In order to further prevent objectionable odors from reaching the offsite residence to the north, 5-gallon, fragrant lavender shrubs would be planted every 15 feet along the northern border of the cultivation area. The applicant has an emergency contact designated to respond to odor complaints 24 hour/day, 7 days/week, including holidays, and all owners and residents of properties within 1,000 feet of the cultivation site would be provided with this contact information. Implementation of mitigation measures AQ-1 through AQ-7 would further reduce impacts. **Less Than Significant Impact with Mitigation Measures AQ-1 through AQ-6 Incorporated**	1, 2, 3, 4, 5, 6, 7

IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			A Biological Assessment (May 11, 2021) of the project site parcels was prepared by Natural Investigations Co. An on-site survey was conducted on April 5, 2021. During the field survey, no special-status plants were observed and the Biological Assessment determined that it is very unlikely that special-status plant species are present within the project area as the project site is dominated by non-native grasses and herbs. Additional botanical field surveys were found to not be necessary. In addition, no listed or special status animal species were observed within the project area or surrounding study area and no special-status species have a moderate or high potential to occur in the project area because the habitat quality is low and because of the intensive agricultural history of the former walnut orchard. However, the project site contains suitable nesting habitat for various bird species. Implementation of mitigation measure BIO-1 would be required (Natural Investigations Company, Inc. 2021b). **BIO-1**: **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. If active nests are identified in these areas, California Department of Fish and Game and/or United States Fish and Wildlife Service 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.** **Less Than Significant Impact with Mitigation Measure BIO-1 Incorporated**	1, 2, 3, 4, 5, 6, 7, 13

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		As determined by the Biological Assessment, the project area and surroundingarea are not within critical habitat for any designated listed species and the project site does not contain any special-status habitats. The clustering parcelcontains one unnamed, ephemeral, Class III watercourse which is considered a special-habitat due to the potential to attract wildlife or harbor rare plants. However, the cultivation area has been designed with setbacks from water resources and is located over 750 feet away from the watercourse. Therefore,the Biological Assessment found that the project would not have a substantial adverse effect on the watercourse or any riparian habitat or other sensitive natural community (Natural Investigations Company, Inc. 2021b). **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 13
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		As determined by the Biological Assessment, there are no wetlands or other water resources within the project area. The clustering parcel contains one unnamed, ephemeral, Class III watercourse. However, the applicant would be required to file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2019-001-DWQ, which requires that cultivation operations not impact water resources through a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, suite management plans, inspections and reporting, and regulatory oversight. Pursuant to the Order's required buffer zones, cultivation activities are required to be setback aminimum of 50 feet from Ephemeral watercourses; the County's setbacks are more stringent, and require a 100 foot setback from the top of bank of any water course (seasonal or year round). The cultivation area has been designed with a minimum setback of 750 feet from the watercourse and,based on the locations of proposed activities associated with the project, including areas of land disturbance, cultivation support area, and all proposedstructures, the Biological Assessment found that the project would be consistent with the requirements of the Order (Natural Investigations Company, Inc. 2021b). In addition, the applicant's Property Management Plan and Site Management Plan contain the project's practices that would control erosion to prevent sediment from entering into the watercourse, including preservation of existing vegetation where feasible, implementation of wind controls, application of straw mulch and fiber rolls toareas of exposed soil, and application of silt fencing or gravel bags to erosionflow paths (Natural Investigations Company, Inc. 2021a). Therefore, the project would not have a substantial adverse effecton state or federally protected wetlands. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 13

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		No mapped wildlife corridors exist within or near the project area; however, the open space through the project site and surrounding area and the Class IIIwatercourse on the clustering parcel facilitate animal movement and migrations. However, all project activities would be located outside of setback requirements for the watercourse. In addition, project activities would not restrict animal movement through the project area as the location of project activities, including the cultivation area that would be fenced in, are surrounded by open space, allowing wildlife to move around the area and movement would not be blocked. Therefore, the Biological Assessment found that the project would not interfere with the movement of any native resident or migratory fish or wildlife (Natural Investigations Company, Inc. 2021b).	1, 2, 3, 4, 5, 6, 7, 13

					Less Than Significant Impact	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		Lake County does not have a specific ordinance protecting native trees, however, Article 27 of the Lake County Zoning Ordinance subsection (at) restricts tree removal under commercial cannabis cultivation as follows: "*Theremoval 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) for the purpose of developing a cannabis cultivation site should be avoided and minimized. This shall not include pruning of any such tree species for the health of the tree orthe removal of such trees if necessary for safety or disease concerns (County of Lake, 2021).*" The project would require removal of walnut trees and gray pines, which are not a protected species according to County Tree Protection documents. Furthermore, as determined before, the project area is not classified as Timberland (does not contain commercial tree species)nor does it contain native oak species. In addition, the project area is not located within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the project would not conflict with policies or ordinances protecting biological resources. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or otherapproved local, regional, or state habitat conservation plan?				X	The project area is not located within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approvedlocal, regional, or state habitat conservation plan. **No Impact**	1, 2, 3, 4, 5, 6, 7, 13
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resource Evaluation (May 2021) of the project site was conducted by Natural Investigations Company in compliance with CEQA Statute Section 21083.2 and CEQA Guidelines Section 15064.5. The Evaluation included: a search of the California Historical Resources Information System (CHRIS) records for previously recorded cultural resources studies conducted or cultural resources identified within the project area; a search of the National American Heritage Commission (NAHC)'s Sacred Land Files (SLF) forpreviously recorded Native American resources identified within the project area; and an intensive pedestrian survey of the project area conducted on January 26, 2021. The CHRIS records search results indicated that no prior cultural resource studies have been completed and no cultural resources have been previously recorded within the project area. The SLF records search indicated that no Native American resources have been recorded in the project	1, 2, 3, 4, 5, 6, 7, 14

					area. No previously unrecorded cultural resources of any kind were identified within the project area during the field survey. Accordingly, the Cultural Resources Evaluation found that there is no indication that the projectwould impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or known Native American resources. Mitigation measures CUL-1 and CUL-2 would further ensure that substantial adverse changes to historical resources do not occur under the project (Natural Investigations Company, Inc. 2021c). **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 affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.** **CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts orremains are found, the affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	

b) Cause a substantial adverse change in the significance of an archeological resource pursuantto §15064.5?		X			The CHRIS records search results indicated that no prior cultural resource studies have been completed and no cultural resources have been previously recorded within the project area. The SLF records search indicated that no Native American resources have been recorded in the project area. Finally, no previously unrecorded cultural resources of any kind were identified within the project area during the field survey. Accordingly, the Cultural Resources Evaluation found that there is no indication that the project would impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or known Native American resources. Mitigation measures CUL-1 and CUL-2 would further ensure that substantial adverse changes to archaeological resources do not occur under the project. **Less Than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	1, 2, 3, 4, 5, 6, 7, 14

c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Given the previous grading activities that have occurred on project site associated with the former use as a walnut orchard, and given that the field survey did not identify any human remains on the site, the Cultural ResourcesEvaluation determined that it is unlikely that human remains would be disturbed by the project. However, the discovery of human remains is alwaysa possibility. Discovery of human remains on the project site would beregulated by California Health and Safety Code Section 7050.5 which requiresno further disturbance of the remains until the County Coroner has determined the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the remains immediately upon discovery. If the remains are determined to be of Native American origin, the Coroner would notify the NAHC, which would determine and notify a Most Likely Descendent, who must complete an inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of the remains and items associated with Native American burials. Mitigation measures CUL-1 and CUL-2 would further ensure that human remains are not disturbed. **Less Than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	1, 2, 3, 4, 5, 6, 7, 14

VI. ENERGY *Would the project:*						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed cultivation activities would be conducted outdoors and would require minimal amounts of electricity; the applicant is proposing solar power that would be used for the shipping containers' A/C, fans or dehumidifiers, well pumps, and security system (cameras and lights). All electricity needed for the project would be supplied from renewable energy inthe form of permitted solar panels and backup batteries. All new buildings in California, including the shipping containers are required to comply with the Building Energy Efficiency Standards established in Title 24, Part 6 of the California Code of Regulations. Pursuant to these standards, the exterior and interior areas of the shipping containers would utilize LED lights or other high-efficiency lighting options. The applicant states that the project would not result in wasteful, inefficient, or unnecessaryconsumption of energy resources. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	There are no mandatory energy reductions for cultivation activities within Article 27 subsection (at) of the Lake County Zoning Ordinance unless the project proposes indoor cultivation. The project proposes outdoor cultivation.All new buildings in California must comply with the Building Energy Efficiency Standards according to Title 24, Part 6 of the California Code of Regulation. The electrical demand associated with the proposed shipping containers, as well as the demand associated with the security system (cameras and lights), would be met through the use of renewable energy provided by theproposed solar array and backup batteries. Therefore, the project would not conflict with or obstruct a renewable energy or energy efficiency plan. **No Impact**	1, 2, 3, 4, 5, 6, 7
VII. GEOLOGY AND SOILS *Would the project:*						

Directly or indirectly cause potential substantial adverse effects, including the risk of loss,injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the StateGeologist for the area or based on other substantial evidence of a known fault? Refer to Division of Minesand Geology Special Publication 42. Strong seismic ground shaking? Seismic-related groundfailure, including liquefaction? Landslides?			X		<u>Fault Rupture</u> The State of California requires site-specific geotechnical investigation prior to development on project sites located within 500 feet (an area known as "Earthquake Zones of Required Investigation") of the surface trace of a knownactive fault. No structures are proposed for human occupancy. <u>Ground Shaking</u> As discussed, the Big Valley Fault crosses through the clustering parcel. In addition, Lake County contains numerous known active faults and future seismic events in the Northern California region can be expected to produce seismic ground shaking at the project site. However, as also discussed, the project would be required to adhere to all applicable current state and local building codes, seismic design standards, and the building permit issued for the concrete foundation pad as well as the shipping containers. Therefore, the project would not cause substantial adverse effects involving seismic ground shaking. <u>Ground Failure</u> Ground failure, such as liquefaction, has the greatest potential to occur withinareas that are water saturated (e.g., where the water table [groundwater] is lessthan 30 feet below the surface) and consist of relatively uniform sands that areloose to medium density. The soils within the Kelseyville Quadrangle have not been evaluated by the State of California for liquefaction hazards as part of the Seismic Hazards Mapping Act, however, according to the United StatesDepartment of Agriculture, the soils beneath the cultivation parcel include Kidd-Forward Complex (Type 148), which consists of loam (a soil with roughly equal proportions of sand, silt, and clay) and gravelly loam, and Benridge-Konocti Association (Type 113), which consists of loam, cobbly loam, and stony loam. Based on the depth to groundwater measured during well tests, the depth to groundwater beneath the site is not near the surface (394 feet below the ground surface). In addition, as previously discussed, the project would be required to adhere to all applicable current state and local building codes, seismic design standards, and the building permit issued for the concrete foundation pad as well as the shipping containers. Therefore, the project would not cause substantial adverse effects involving seismic ground failure. <u>Landslides</u> The soils within the Kelseyville Quadrangle have not been evaluated by the State of California for landslide hazards as part of the Seismic Hazards Mapping Act, however, according to the California Geological Survey Landslide Inventory, no existing landslides have been mapped within the boundaries of the project site. In addition, the cultivation area is relatively flat,with an average slope of 10 percent. Furthermore, as previously discussed, theproject would be required to adhere to all applicable current state and local building codes, seismic design standards, and the building permit issued for the concrete foundation pad as well as the shipping containers. Therefore, the project would not cause substantial adverse effects involving landslides. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18

b) Result in substantial soil erosion or the loss of topsoil?			X		According to the soil survey of Lake County prepared by the U.S. Departmentof Agriculture, the soil within the proposed cultivation area consists of Kidd- Forward Complex (Type 148) and Benridge-Konocti Association (Type 113).Surface runoff for these units is medium to rapid and the hazard of erosion is moderate to severe. Because the location of the cultivation area is former walnut orchard that has been previously graded, only clearing, grubbing, and smoothing of scattered tree roots and brush is proposed for within the proposed planting area and no new grading would occur. In addition, project site access would be provided by existing roads and driveways that would not require additional grading andwould be covered in gravel to prevent erosion. During Stage One, a minor amount of earth moving would be required to provide a level pad for the watertanks, however, 4-inches of crushed rock would be placed on top of the leveledsoil in order to prevent erosion. During Stage Two, a minor amount of grading (90-100 cubic yards) would be required in the area proposed for the concrete foundation pad (8,000 square feet). However, the amount of proposed earth movement does not rise to the level of requiring a Grading permit, as up to 500 cubic yards of earth may be moved with an approved use permit. The project as submitted adheres to all of the requirements, recommendations, and BMPs contained in the submitted plans and drawings. No soil import or export would be required for any stage of the project. In addition, the applicant has provided an Engineered Grading, Erosion, and Odor Control Plan containing erosion and stormwater control measures. The specific control measures to prevent the discharge of erosion that would be employed by the project include installation of straw wattles and silt fencing to retain sediment that may be contained within surface runoff and a vegetatedinfiltration swale at the southwest corner of the 50-foot x 160-foot concrete pad. The applicant is also required to report winterization measures (erosion and sediment control) annually in compliance with the State Water Board's Cannabis Order. Based on the erosion control measures established by the Engineered Grading, Erosion, and Odor Control Plan for the project, as well as the relatively flat (average slope of 10 percent) nature of the proposed cultivation area, the project would not result in substantial soil erosion or loss of topsoil. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 16, 19
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. Considering the minimal amount of development that would occur under the project, the relatively flat grade (average slope of 10 percent), and the underlying soil characteristics, it is not anticipated that the project would result in on- or off-site landslide, lateral spreading, subsidence,liquefaction, or collapse. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 16, 18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the United States Department of Agriculture Soil Mapping for Lake County, the soils beneath the cultivation parcel include Kidd-Forward Complex (Type 148), which consists of loam (a soil with roughly equal proportions of sand, silt, and clay)and gravelly loam, and Benridge-Konocti Association (Type 113), which consists of loam, cobbly loam, and stony loam. These soils have not been indicated to have a high potential for expansion. In addition, the project wouldbe required to adhere to all applicable current state and local building codes, seismic design standards, and the building permit issued for the concrete foundation pad as well as the shipping containers. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 16

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 project proposes three portable toilets (one ADA compliant) that would be serviced (cleaned) weekly by the rental provider.No additional wastewater disposal system is proposed or would be required. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			No previously recorded cultural resources, including paleontological resources, were identified in the records searches or field survey conducted aspart of the Cultural Resources Assessment performed by Natural Investigations, Co. within the project area. Mitigation measures have been provided to ensure that the project would not destroy a unique paleontologicalresource. **Less Than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	1, 2, 3, 4, 5, 6, 7, 14
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		There are minimal greenhouse gas emissions that would result from outdoor cultivation activities and the cannabis plants will, to a small degree, help capture carbon dioxide (CO_2). Greenhouse gas emissions associated with the project would result primarily from vehicle emissions during construction activities, transportation of employees to and from the site, harvest pickup, delivery or servicing of products and supplies that support project activities, including cleanout of the rental toilets. Minor amounts of greenhouse gases would also be emitted as a result of electricity usage. The project site is located within the Lake County Air Basin in an air attainment area, which is under the jurisdiction of the LCAQMD. The Lake County Air Basin has adopted theBAAQMD thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts. Air emissions modeling performed for this project demonstrates that the project, in both theconstruction phase and the operational phase, will not generate significant quantities of greenhouse gases and would not exceed the project-level thresholds established by the BAAQMD. Therefore, the project would not generate greenhouse gas emissions that may have a significant impact on the environment. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
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. Furthermore, construction andoperation of the project would result in minimal greenhouse gas emissions thatwould not exceed the project-level thresholds established by the BAAQMD and adopted by the LCAQMD. Accordingly, the project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Hazardous materials that would be used in conjunction with project activitiesinclude small amounts of petroleum products, fertilizers, and pesticides. All hazardous materials would be transported, used, and disposed of in compliancewith the applicable regulations of the Resource Conservation and Recovery Act, the Department of Transportation Hazardous Materials Regulations, the State Water Resources Control Board's Cannabis Cultivation General Order WQ 2019-0001-DWQ, General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, the Lake County Office of Emergency Services' Certified Unified Program Agency regulations, and Section 41.7 of the Lake County Zoning Ordinance. All pesticides that may be used would be from a list of those approved by California Department of Food and Agriculture. All fertilizers, nutrients, and pesticides would only be purchased and delivered to the property as needed and would be stored separately in their respective secure storage sheds, in theiroriginal containers and used as directed by the manufacturer. All pesticides and fertilizers would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. In accordance with the requirements of the State Water Resource Control Board's Cannabis General Order, at no time would fertilizers/nutrientsbe applied at a rate greater than 319 pounds of nitrogen per acre per year. Water soluble organic fertilizers/nutrients would be delivered via the drip irrigation system of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Any petroleum products would be stored year-round in containers approved by the State of California separate from pesticides and fertilizers. Cannabis waste is required to be chipped and spread on-site; burning cannabis waste is prohibited in Lake County. Any composting exceeding 1 cubic yard and 750 sq. ft. is considered a composting facility in the state so needs a permit from the State. All solid waste that cannot be compostedwould be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility. Therefore, the project would not create a significant hazard related to the transport, use, or disposal of hazardous materials. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 24
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 require standard-type pick-up trucks and hand-held power tools. All equipment staging would occur on previously disturbed areas or on areas that would be further developed as part of the project and any required petroleum products or machinery lubricants would bestored under cover and in state approved containers within a secondarycontainment inside of the storage area. Hazardous materials that would be used in conjunction with project activitiesinclude small amounts of petroleum products, fertilizers, and pesticides. All hazardous materials would be transported, used, and disposed of in compliancewith the applicable regulations of the Resource Conservation and Recovery Act, the Department of Transportation Hazardous Materials Regulations, the State Water Resources Control Board's Cannabis Cultivation General Order WQ 2019-0001-DWQ, General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, the Lake County Office of Emergency Services' Certified Unified Program	1, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 24

					Agency regulations, and Section 41.7 ofthe Lake County Zoning Ordinance. All pesticides that may be used would be from a list of those approved by California Department of Food and Agriculture. All fertilizers, nutrients, and pesticides would only be purchased and delivered to the property as needed and would be stored separately in their respective secure storage sheds, in theiroriginal containers and used as directed by the manufacturer. All pesticides and fertilizers would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. Cannabis waste is required to be chipped and spread on-site and other solid waste that cannot be composted would be stored in bins with secure fitting lidsuntil being disposed of at a Lake County Integrated Waste Management facility. Therefore, the project would not create a significant hazard involving the release hazardous materials into the environment. **Less Than Significant Impact**	

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 nearest school to the project site is Mountain Vista Middle School (5081 Konocti Road), located approximately 0.8-mile north of the project site. Therefore, the project would not be located within one-quarter mile of an existing or proposed school. **No Impact**	1, 2, 3, 4, 5, 6, 7
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 following database was compiled pursuant to Government Code Section 65962.5 were reviewed for known hazardous materials sites within ¼-mile ofthe project site: State Water Resources Control Board (SWRCB) GeoTracker database; Department of Toxic Substances Control Envirostor database; United States Environmental Protection Agency Multisystem Data Search The project site is not listed as a site containing hazardous materials in any ofthese databases of hazardous materials sites. Therefore, the project would not create a significant hazard related to lists of hazardous materials compiled pursuant to Government Code Section 65962.5. **No Impact**	1, 2, 3, 4, 5, 6, 7, 25, 26, 27
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 nearest airport to the project site is Lampson Field, approximately 4.9 miles to the northwest. Therefore, the project would not be located within an airport land use plan or within 2 miles of an airport and would not result in a safety hazard or excessive noise for people residing or working in the project area. **No Impact**	1, 2, 3, 4, 5, 6, 7, 28
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		All project activities, including parking of employee vehicles, would occur on-site and an insignificant number of daily trips would be added to the local roadways during both construction and operation. Operation would be required to adhere to all federal, state, and local agency requirements, including Public Resources Code 4290 and 4291 Fire Safety Requirements and the security gate would include a Knox Box to allow 24/7 access for emergency response to the project site. Therefore, the project would not impairor interfere with an adopted emergency response or evacuation plan. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 29, 30, 31

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The property is located within the State Responsibility Area (SRA). The majority of the cultivation parcel is located within the Moderate Fire Hazard Severity Zone, while the easternmost portion of the cultivation parcel and theentire clustering parcel are located within the Very High Fire Hazard SeverityZone. Accordingly, the project would be required to adhere to state and countyregulations regarding fire prevention and suppression as well as site access. Inaccordance with these regulations, all structures would have a minimum setback from the property line of 30 feet; a 100-foot Defensible Space Zone/Reduced Fuel Zone would be maintained around the cultivation area; theaccess roadway would be a minimum of 20 feet wide, consist of all-weather surfacing (gravel), and would be engineered to support a load of 75,000 pounds; the access gate would be a minimum of 14 feet wide and would be equipped with a Knox Box to allow 24/7 access for emergency services; and a5,000-gallon, steel or fiberglass water tank would be installed for fire suppression use. Furthermore, all gasoline- and diesel-powered equipment would only be used by trained personnel and would be turned off and stored indoors when not in use to prevent accidental sparking of dry vegetation during idling of high temperature engines. Accordingly, the project would not exposepeople or structures to wildland fires. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 29, 30, 31, 32
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project is enrolled in and in compliance with the State Water Resources Control Board (SWRCB) Cannabis Cultivation Waste Discharge Regulatory Program (waste discharge identification number 5S17CC429540) which ensures that the project site meets the requirements of the federal Clean WaterAct, California Water Code, State Nonpoint Source Policy, and the Basin Plans for the Central Valley region. Pursuant to the requirements of the SWRCB, the project has prepared a Site Management Plan that outlines the project's best practical treatment or control (BPTC) measures required by theCannabis Cultivation Waste Discharge Regulatory Program. Due to its compliance with the existing applicable rules and regulations, the project would not violate water quality standards or waste discharge requirements or otherwise degrade surface or groundwater quality. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 22, 33

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		A Water Use/Water Availability Study (May 7, 2021) was conducted for the project by Hurvitz Environmental Services, Inc. that included estimates of the project's water demand, characterization of the local hydrogeologic conditions, performance of a groundwater well yield test and recharge evaluation, and an assessment of the potential for well interference at nearby groundwater wells. As shown in Table 1 (see Project Description section, page 5), the estimated yearly water demand of the project, including cultivation irrigation and employee usage, would be approximately 1,413,500 gallons (4.34 acre-feet) per year with the highest demand occurring in September. There is an existing well located in the northwest corner of the cultivation parcel. A well yield test conducted on December 23, 2020 demonstrated a flow rate of 15.8 gallons per minute with full recovery in 55 minutes. Based on the results of the well yield test and recovery observations, the Water Use/Water Availability Study found that the existing permitted groundwater well can produce the necessary water for the project without causing overdraft. Furthermore, in accordance with the State Water Quality Control BoardCannabis General Order, the project would implement best management practices to conserve water, including: a visual monitoring inspection programto check all water conveyance areas to identify any leaks; utilization of drip lines for water delivery to plants; application of mulch to areas within the cultivation area without groundcover to conserve soil moisture within the grow area; and, pursuant to Article 27 subsection (at) of the Lake County Zoning Ordinance, installation of an inline water meter on the drip line supply line aswell as the water storage tanks to accurately determine where and how much water is being used (staff would record and log all data in order for the project's water use to be reviewed annually and shared with the County). In addition, the water tanks would be equipped with float valves to prevent overflow and runoff of irrigation water when full. The Water Use/Water Availability Study also included an evaluation ofgroundwater recharge to the aquifer at the project site. With the exception of the proposed ~~processing facility~~ concrete foundation pad with shipping containers installed upon it and support area, the project site would remain nearly entirely covered in permeable cover and the decrease in permeability of the project site cover would be nominal. Therefore, groundwater recharge potential would not change as a result of the project. Based on the site-specific rainfall and pervious surface areas, the groundwater recharge to the aquifer was estimated to be 16.5 acre-feet per year. Therefore, based on the estimated annual recharge to the site's aquifer and the estimatedannual project water demand, the Water Use/Water Availability Study found that the project would have enough water to meet the project's demand withoutcausing overdraft conditions. The Water Availability Analysis and support groundwater well data submitted led to the conclusion that the project would not impeded sustainable management of the groundwater basin. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 17, 22
c) Substantially alter the existingdrainage 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			X		The project would not substantially alter the existing drainage pattern of the site or area. There are no streams or rivers located on the cultivation parcel and the unnamed, ephemeral Class III watercourse that runs through the clusteringparcel is located over 750 feet from all proposed project activities. The California Department of Fish and Wildlife found that the project would not substantially divert or obstruct the natural flow of any river, stream,	1, 2, 3, 4, 5, 6, 7, 19, 34

would: result in substantial erosionor siltation on-site or off- site; substantially increase the rate or amount of surfacerunoff in a manner which would result in flooding on-or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems orprovide substantial additional sources of polluted runoff; or impede or redirect flood flows?					or lake; substantially change or use any material from the bed, channel, or bank of anyriver, stream, or lake; or deposit or dispose of debris, waste, or other materialwhere it may pass into any river, stream, or lake. In addition, with the exception of the proposed concrete foundation pad with shipping containers upon it and support area, the project sitewould remain nearly entirely covered in permeable cover and the increase in impervious surfaces at the project site cover would be nominal. (i) Because the location of the cultivation area is former walnut orchard that has been previously graded, only clearing, grubbing, and smoothing of scattered tree roots and brush is proposed for within the proposed planting area and no new grading would occur. In addition, project site access would be provided by existing roads and driveways that would not require additional grading and would be covered in gravel to prevent erosion. During Stage One, a minor amount of earth moving would be required to provide a level pad for the water tanks, however, 4-inches of crushed rock would be placed on top ofthe leveled soil in order to prevent erosion. During Stage Two, a minor amountof grading would be required in the area proposed for the 50-foot x 160-foot concrete foundation pad (8,000 square feet). However, the applicant would be required to adhere to all of the requirements, recommendations, and BMPs contained therein prior to initiating any gradingwork. No soil import or export would be required for any Stage of the project. In addition, the applicant has prepared an Engineered Grading, Erosion, and Odor Control Plan containing erosion and stormwater control measures. The specific control measures to prevent the discharge of erosion that would be employed by the project include installation of straw wattles and silt fencing to retain sediment that may be contained within surface runoff and a vegetatedinfiltration swale at the southwest corner of the 50-foot x 160-foot concrete pad. Based on the erosion control measures established by the Engineered Grading, Erosion, and Odor Control Plan for the project, as well as the relatively flat (average slope of 10 percent) nature of the proposed cultivation area, the project would not result in substantial soil erosion or siltation. As discussed above, the project would not include substantial amounts of grading nor would it substantially increase the coverage of impervious surfaces. Therefore, the project would not increase the rate or amount ofsurface runoff and would not cause flooding. (iii) The project is not served by stormwater drainage systems. Drainage primarily occurs in sheet-flow that infiltrates into the surrounding ground surface. As discussed above, the project would not increase the rate or amount of surface runoff. Therefore, the project would not create or contribute runoff water that would exceed stormwater drainage capacity. (iv) The project site is located within Zone D: "Areas of Undetermined Flood Hazards" and Zone X: "Areas of Minimal Flood Hazards." In addition, the project site is located on a ridge at a higher elevation than the surrounding vicinity. Therefore, the project would not have the potential to impede or redirect flood flows. **Less Than Significant Impact**	

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche ortsunami or flood hazard zone. **No Impact**	1, 2, 3, 4, 5, 6, 7, 30

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The project is enrolled in and in compliance with the SWRCB Cannabis Cultivation Waste Discharge Regulatory Program (waste discharge identification number 5S17CC429540) which ensures that the project site meets the requirements of the federal Clean Water Act, California Water Code,State Nonpoint Source Policy, and the Basin Plans for the Central Valley region. The project site is located within the Big Valley Groundwater Basin, which is a medium priority groundwater basin according to the Department of Water Resource's Sustainable Groundwater Management Act. The groundwaterbasin is under the purview of the Big Valley Sub-basin Groundwater Sustainability Agency and is in the process of developing a Groundwater Sustainability Plan that the project site would be subject to. The Big Valley Basin has been monitored by the Lake County Watershed Protection District for many years and according to the Water Use/Water Availability Study, water resources are generally considered to be substantial and there is more than enough to sustain the current demands in most of the Big Valley Basin. In addition, the Water Use/Water Availability Study found that the existing well can produce the necessary water for the project without causing overdraftand that the project would have enough water to meet the project's demand without causing overdraft conditions. Therefore, the project would not conflict with or obstruct implementation of awater quality plan or sustainable groundwater management plan. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 17, 22
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide anestablished community?				X	The project site and surroundings are sparsely populated rural areas. There is an existing driveway on the project site that serves the site that would be improved slightly (surface treatment), however no new roads are needed, andno division of an existing community would occur by this action. **No Impact**	1, 2, 3, 4, 5, 6, 7
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 Kelseyville Area Plan. The project site is zoned "RL-B5-SC" Rural Lands – Special Lot Size/Density – Scenic Combining District. The project site's "RL" land use designation allows commercial cannabis cultivation per Lake County Zoning Ordinance (Article 27, Table B) and subsection (at) with a use permit. In accordance with Article 27, the project isrequesting approval of a Major Use Permit that is composed of 3 A- Type 3 "Outdoor" commercial cannabis cultivation licenses; and one (1) Type 13 "Self-Transport Distribution" license. The project would be required to adhere to all incorporated mitigation measures and conditions of approval of the Major Use Permit. The zoning for the parcels includes the "SC" Scenic district, however, there are no scenic vistas on or adjacent to the parcels. Additionally, as detailed in II(a), due to existing topography and surrounding vegetation, as well as the distance from common public roadways, the cultivation site cannot be seen from off-site. Additionally, the cultivation area would be surrounded byfencing with privacy screening and all proposed uses and structures would comply with the county's regulations for the "SC" combing district. No portion of the project site is located within the Commercial Cannabis Cultivation Exclusion Area or within the Community Growth Boundaries. Based on the above, the project would not conflict with the Lake County General Plan, the Lake County Zoning Ordinance, and the Kelseyville Area Plan.	1, 2, 3, 4, 5, 6, 7

					Less Than Significant Impact	

XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X		The Lake County Aggregate Resource Management Plan does not identify the project site as containing an important source of aggregate. In addition, according to the California Department of Conservation Mineral Land Classification, there are no known mineral resources on the project site. Therefore, the project would not result in the loss of availability of mineral resources. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 35, 36
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	Neither the Lake County General Plan, the Kelseyville Area Plan, nor the Lake County Aggregate Resource Management Plan designate the project site as being a locally important mineral resource recovery site. Therefore, the project would not result in the loss of availability of a mineral resource recovery site. **No Impact**	1, 2, 3, 4, 5, 6, 7, 35
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level. **NOI-1: All construction activities including engine warm- up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.** **NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at property lines.** **Less Than Significant Impact with Mitigation Measures NOI-1 through NOI-3 Incorporated**	1, 2, 3, 4, 5, 6, 7
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 truck traffic during construction and for occasional deliveries would create a minimal amount of groundborne vibration. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7

c) For a project located within thevicinity of a private airstrip or anairport 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 projectarea to excessive noise levels?				X	The nearest airport to the project site is Lampson Field, approximately 4.9 miles to the northwest. Therefore, the project would not be located within an airport land use plan or within 2 miles of an airport and would not expose people residing or working in the project area to excessive noise. **No Impact**	1, 2, 3, 4, 5, 6, 7, 28
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project does not propose new homes. The project proposes a new cannabiscultivation business, however, only 6 to 8 employees would work at the projectsite, which would not represent a substantial increase in population. The project site would be accessed by an existing road and all new infrastructure, including water supply well and solar array would only serve the project. Therefore, the project would not induce substantial, unplanned population growth. **No Impact**	1, 2, 3, 4, 5, 6, 7
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project would develop a cannabis cultivation site on an undevelopedportion of two parcels. No people or housing would be displaced. **No Impact**	1, 2, 3, 4, 5, 6, 7
XV. PUBLIC SERVICES *Would the project:*						
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?			X		The project does not propose housing or other uses that would increase the population of the project site or the County that would necessitate the need fornew or altered public services. The project site is located within a Very High Fire Severity Zone. However, the project would be made to be compliant with Public Resources Code 4290 and 4291 Fire Safety Requirements through conditions of approval regarding road (interior driveway) width, clear space, and other CalFire regulations that apply to commercial cannabis cultivation projects in Lake County. In addition, the project would meet the security requirements of Article 27 subsection (at) of the Lake County Zoning Code. The project would also not increase enrollmentat local schools nor the usage of parks or other public facilities. Therefore, there would not be a need to increase fire or police protection, schools, parks,or other public facilities as a result of the project's implementation. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 31, 32
XVI. RECREATION *Would the project:*						
Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project is the cultivation of cannabis, and would not add to the population of Kelseyville The project would not increase the use of parks or recreational facilities such that substantial physical deterioration of the facilities would occur. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities whichmight have an adverse physical effect on the environment?				X	The project is the cultivation of cannabis. Therefore, the project would notinclude or require recreational facilities. **No Impact**	1, 2, 3, 4, 5, 6, 7
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project would be accessible from a private driveway off of Wilkinson Road (an unpaved, county-maintained road). No transit, bicycle, or pedestrianfacilities exist within the vicinity of the project site. Some increase in traffic is anticipated due to construction, maintenance, and deliveries. However, construction traffic would be temporary and given the duration of construction (4 to 6 weeks during Stage One and 6 to 8 weeks during Stage Two) and the estimated number of truck trips that would be required (30 to 40 trips during Stage One and 40 to 50 trips during Stage Two),the project would result in an increase in traffic of 5 to 10 trips per week during Stage One construction and 5 to 8 trips per week during Stage Two construction. In addition, based on the number of employees that would workat the project site (6 to 8 employees), operation of the project would result in an increase in traffic of 12 to 16 trips per day. However, this assumes that no employees would carpool (carpooling would be encouraged) and up to 3 employees would reside onsite in the permitted manufactured home estimatedto be installed in November 2021. A maximum of one daily delivery and one daily pick-up is estimated for the project. Furthermore, there are no known capacity issues with Wilkinson Road. Therefore, the project would not conflictwith a circulation system program, plan, ordinance, or policy. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		CEQA chapter 15064.3, subdivision (b) requires analysis of a project's transportation impacts with regard to their resulting vehicle miles traveled (VMT) per project user (resident and employee). Guidance regarding project-related VMT impacts is provided by the California Governor's Office of Planning and Research (OPR) in the publication Technical Advisory on Evaluating Transportation Impacts in CEQA. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projectsthat are unlikely to have a significant VMT impact and can be "screened" fromfurther analysis. One screening criterion pertains to small projects, which OPRdefines as generating fewer than 110 new vehicle trips per day on average. Distribution will occur during harvest season, and will primarily occur in Northern California in passenger vans. The project would result in an increase in traffic of 5 to 10 trips per week during Stage One construction and 5 to 8 trips per week during Stage Two construction and 12 to 16 trips per day during operation. Because the project would not exceed the OPR's screening criterion of 110 trips per day, the project would not be expected to conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 37

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	The project would not involve changes to road alignments or other transportation facility design features and would not introduce incompatible uses to any roadway. **No Impact**	1, 2, 3, 4, 5, 6, 7
d) Result in inadequateemergency access?			X		All project activities, including parking of employee vehicles, would occur on-site and an insignificant number of daily trips would be added to the local roadways during both construction and operation. Operation would be required to adhere to all federal, state, and local agency requirements, including Public Resources Code 4290 and 4291 Fire Safety Requirements and the security gate would include a Knox Box to allow 24/7 access for emergency response to the project site. Therefore, the project would not resultin inadequate emergency access. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 31, 32

XVIII. TRIBAL CULTURAL RESOURCES *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources asdefined in Public Resources Code section 5020.1(k), or		X			The CHRIS records search results indicated that no prior cultural resource studies have been completed and no cultural resources have been previously recorded within the project area. The SLF records search indicated that no Native American resources have been recorded in the project area. Finally, no previously unrecorded cultural resources of any kind were identified within the project area during the field survey. Accordingly, the Cultural Resources Evaluation found that there is no indication that the project would impact anyhistorical resources, unique archaeological resources, or known Native American resources. Mitigation measures CUL-1 and CUL-2 would further ensure that substantial adverse changes to archaeological resources do not occur under the project. **Less Than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	1, 2, 3, 4, 5, 6, 7, 14
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 leadagency shall consider the significance of the resource to a California Native American tribe?		X			The CHRIS records search results indicated that no prior cultural resource studies have been completed and no cultural resources have been previously recorded within the project area. The SLF records search indicated that no Native American resources have been recorded in the project area. Finally, no previously unrecorded cultural resources of any kind were identified within the project area during the field survey. Accordingly, the Cultural Resources Evaluation found that there is no indication that the project would impact anyhistorical resources, unique archaeological resources, or known Native American resources. Mitigation measures CUL-1 and CUL-2 (see response to Checklist Question V.a) would further ensure that substantial adverse changesto archaeological resources do not occur under the project. **Less Than Significant Impact with Mitigation Measures CUL-1 and CUL-2 Incorporated**	1, 2, 3, 4, 5, 6, 7, 14
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						

a) Require or result in the relocation or construction of new or expanded water, wastewatertreatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project's water demand would be met by the existing permitted onsite groundwater well based on the results of the well yield test and recovery observations. The Water Use/Water Availability Study found that the existing groundwater well can produce the necessary water for the project without causing overdraft of the groundwater table. The project proposes one additional onsite well, however this well would be a redundant well that would be located closer to the cultivation site than the existing well. The project's wastewater service would be provided by portable chemical toilets that would be serviced (cleaned) as needed by the rental provider. The rental provider would transport wastewater to a permitted wastewater treatment facility with capacity to accept wastewater for treatment. The project's Property Management Plan estimates that the project would generateapproximately 30 gallons of wastewater per day during normal operations andapproximately 180 gallons per day during peak harvesting, which would not be a substantial increase for the wastewater provider. No stormwater drainage facilities (e.g. storm drains or culverts) exist in the vicinity of the project site. Site drainage primarily occurs in sheet-flow that infiltrates into the surrounding ground surface and the project would not increase the rate or amount of surface runoff. All electricity needed for the project would be supplied from renewable energy in the form of the proposed solar panels and backup batteries. Installation of the solar panels and batterieswould be conducted under permit and pursuant to Article 27 subsection (at), the project would be required to conform to all applicable electrical codes, including those regulating proper installation to prevent environmental impacts. The project would not require or result in the relocation or construction of new or expanded wastewater, stormwater drainage, natural gas, or telecommunications facilities and the construction of new onsite waterand electric power facilities would not result in significant environmental effects. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 17

b) Have sufficient water suppliesavailable to serve the project and reasonably foreseeable future development during normal, dry,and multiple dry years?			X		The project would be served by an existing onsite well. A Water Use/Water Availability Study was submitted by the applicant; this analysis found that the existing well can produce the necessary water for the project without causing overdraft of the groundwater table. In addition, in accordance with theState Water Quality Control Board Cannabis General Order, the project wouldimplement best management practices to conserve water. According to the Hydrology Report, the Big Valley Basin has been monitored by the Lake County Watershed Protection District for many years and its water resources are generally considered to be substantial and there is more than enough to sustain the current demands. Furthermore, The Big Valley Sub-basin Groundwater Sustainability Agency is in the process of developing a groundwater sustainability plan as required by the Department of Water Resources' Sustainable Groundwater Management Act which would further ensure that water resources within the basin are monitored and protected from overdraft in order to ensure that supplies continue to be available to meet demand. Therefore, the project would have sufficient water supplies available. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 17

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 project's wastewater service would be provided by portable chemical toilets that would be serviced (cleaned) as needed by the rental provider. The rental provider would transport wastewater to a permitted wastewater treatment facility with capacity to accept wastewater for treatment. The project's Property Management Plan estimates that the project would generateapproximately 30 gallons of wastewater per day during normal operations andapproximately 180 gallons per day during peak harvesting, which would not be a substantial increase for the wastewater provider. Therefore, the project's wastewater treatment provider would have adequate capacity to serve the project's demand. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
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's Property Management Plan contains policies for minimizing thegeneration of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. According to the Property Management Plan, approximately 2,163 pounds ofsolid waste would be produced by the project annually, with a peak daily amount of less than 115 pounds per day. However, the majority (2,000 poundsper year/peak of 100 pounds per day) of the solid waste generated would be organic waste, such as yard waste, green waste, and other compostable materials, which would be segregated from the solid waste and composted on site to produce mulch or to be used as a soil amendment, or deposited at an appropriate transfer facility. Non-cannabis compost and recyclable wood would be dropped off at any compost facility where it is processed as new compost/humus. The minor amount of non-organic waste estimated to be produced by the project (163 pounds per year/peak of 15 pounds per day) would be produced consistent with normal business and would be stored in bins with secure fittinglids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. To further reduce the amount of solid waste disposed of at the landfill, the project would segregate recyclables from solid waste for storage in separate bins. At weekly intervals, staff would transfer recyclables by truck in trash cans, with tight lids or plastic garbage bags and tarped loads and deposit them in an appropriate recycling facility. Recyclables such as scrap metal, glass, metal, and plastic containers, would be unloaded at a recycling drop-off center. Cardboard and newspaper may be recycled or mixed in with other compostingmaterials. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. On June 11, 2020, the County of Lake Planning Commission voted to approve the expansion of the Eastlake Landfill, which would expend the lifespan of the landfill by 22 yearsor more based on current and projected disposal rates. The landfill serving the project now has sufficient capacity to serve the project, and theproject would not generate solid waste in excess of capacity or otherwise impair the attainment of solid waste goals. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 38
e) 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 withall federal, state, and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site. The project would be required to comply with all federal, state, and local management and reduction statutesand regulations related to solid waste disposal. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7

XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The property is located within the State Responsibility Area (SRA). The majority of the cultivation parcel is located within the Moderate Fire Hazard Severity Zone, while the easternmost portion of the cultivation parcel and theentire clustering parcel are located within the Very High Fire Hazard SeverityZone. Accordingly, the project would be required to adhere to state and countyregulations regarding site access. The emergency evacuation route, if needed,would be the county-maintained Wilkinson Road and the security gate would include a Knox Box to allow 24/7 access for emergency services. Furthermore,interior driveway improvements would be required to comply with Public Resource pursuant to Public Resources Code 4290 and 4291 Fire Safety Requirements. All project activities, including parking of employee vehicles, would occur on-site and an insignificant number of daily trips would be added to the local roadways during both construction and operation. Accordingly, the project would not impair an emergency response or evacuation plan. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 29, 30, 31, 32
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations froma wildfire or the uncontrolled spread of a wildfire?			X		The cultivation area is relatively flat, with an average slope of 10 percent, andis accessible by county-maintained roads. The project would be required to maintain fire breaks in accordance with Public Resources Code 4290 and 4291 Fire Safety Requirements. According to the Property Site Management Plan, vegetation would be cleared around the proposed cultivation area for fire protection defensible space, which would represent a fire break. Therefore, the project would not expose project occupants to pollutant concentrations from awildfire or the uncontrolled spread of wildfire by exacerbating wildfire risks. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 29, 30, 31, 32
c) Require the installation or maintenance of associated infrastructure (such as roads, fuelbreaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts tothe environment?			X		No new roads or power lines, are proposed or would be required by the project. The project would install and maintain fuel breaks, improve the access driveway to comply with Public Resources Code 4290 and 4291 Fire Safety Requirements, and install one 5,000-gallon steel or fiberglass water tank for fire suppression use. The infrastructure improvements describedabove are intended to comply with applicable fire safety requirements and bestpractices and would serve to reduce fire risk and assist in suppression of fires. Accordingly, they would not exacerbate fire risk. **Less than Significant Impact**	1, 2, 3, 4, 5, 6, 7, 29, 30, 31, 32
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a resultof runoff, post-fire slope instability, or drainage changes?			X		Because the project would not alter the existing drainage of the project site andgiven the flat nature of the proposed cultivation area, there would be minimal potential for downstream flooding or landslides as a result of post-fire conditions. Therefore, the project would not expose people or structures to associated risks. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 7
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat ofa fish or wildlife species, cause afish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a cultivation of commercial cannabis in an area that waspreviously disturbed for agricultural uses (walnut orchard). As detailed in Checklist Sections IV, V, and XVIII, as proposed, the project is not would not 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 with the incorporation of themitigation measures described in these sections. **Less Than Significant Impact with Mitigation Measures Incorporated**	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 inconnection 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 Air Quality, Biological Resources, Cultural / Geological (pre-historic) Resources, Noise, and Tribal Cultural Resources. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. However, implementation of mitigation measures identified in each section and compliance with regulatory requirements and conditions of approval would avoid or reduce potential impacts to less-than-significant levels. Other past, present, and reasonably foreseeable future projects would also be required to identify and reduce impacts to the extent feasible through mitigation and conditions of approval. Therefore, the project would not result in cumulatively considerable environmental impacts. **Less Than Significant Impact with Mitigation Measures Incorporated**	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effectson human beings. In particular, risks associated with Air Quality, Biological Resources, Cultural / Geologic (prehistoric) Resources, Noise, and Tribal Cultural Resources, have thepotential 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 Incorporated**	ALL

* Impact Categories defined by CEQA

REFERENCES

Bay Area Air Quality Management District. 2014. *Rules and Compliance*, accessed on December 03, 2021 <https://www.baaqmd.gov/rules-and-compliance>.

Board of Forestry and Fire Protection. 2016. *California Board of Forestry and Fire Protection SRA Fire Safe Regulations*. January 1, 2016.

California Department of Conservation, California Geological Survey. 2020. *Earthquake Zones of Required Investigation*, accessed December 02, 2021 <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

California Department of Conservation. 2015. *Landslide Inventory (Beta)*, accessed December 02, 2021 <https://maps.conservation.ca.gov/cgs/lsi/app/>.

California Department of Conservation. 2021. *California Geological Society*, accessed December 07, 2021 <https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/>.

California Department of Fish and Wildlife. 2021. *Letter: Streambed Alternation Notification Not Required, EPIMS Notification No. LAK-16609-R2, Cannabis Cultivation – APN 007-018-150-000*.

California Department of Transportation. 2015. *Scenic Highways, California State Scenic*, accessed December 06, 2021 <Highways. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

California Governor's Office of Planning and Research. 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018, accessed December 07, 2021 <https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf>.

California Legislative Information. *PUBLIC RESOURCES CODE – PRC DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]*, accessed December 07, 2021 <https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=4290>.

California State Water Resources Control Board. *GeoTracker Database Search*,accessed December 05, 2021 <https://geotracker.waterboards.ca.gov>.

County of Lake. 2020a. *California FMMP Data for Lake County*, accessed December 02, 2021 <https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=98a1851ec9684ca7ad867ae1daa471c7>.

___. 2020b. *Commercial Cannabis Cultivation Exclusion Zones*, accessed December 02, 2021 <https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=0dd991e14ba24a8a979addc5fdee3e15>.

___. 2020c. *Fire Hazard Severity Zones*, accessed December 02, 2021 <https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=e68893fda34e495ab5f053f6a96b305c>.

___. 2021d. *Known Fault Lines,* accessed December 02, 2021 <https://gispublic.co.lake.ca.us /portal/apps/webappviewer/index.html?id=98f7705afb0a49aa982be98ea28cca6b>.

___. 2020e. *Lake County Parcel Viewer*, accessed December 02, 2021 <https://gispublic.co.lake.ca.us /portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>.

___. 2020f. *Slope and Terrain Viewer*, accessed December 02, 2021 < https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=de53cdcea0c44a53a2b9f444e729960c>.

___. 2020g. Planning Commission, Meeting Agenda and Video. June 11, 2020, accessed December 05, 2021 <http://lakecounty.granicus.com/MediaPlayer.php>.

___. 2021. *Lake County Zoning Ordinance.* Adopted 1986. Articles 1 through 72, as Amended through October 5, 2021.

County of Lake, Environmental Health. 2017. *Hazardous Materials Management (CUPA),* accessed December 05, 2021 <www.lakecountyca.gov/Page1670.aspx>.

Department of Toxic Substances Control. 2021. Envirostor, accessed December 06, 2021 <https://www.envirostor.dtsc.ca.gov/public/>.

EPA United States Environmental Protection Agency. 2021. Multisystem Search, accessed December 06, 2021 <https://enviro.epa.gov/facts/multisystem.html>.

Federal Aviation Administration, ADIP. *Advanced Facility Search*, accessed December 07, 2021 <https://adip.faa.gov/agis/public/#/airportSearch/advanced>.

Hurvitz Environmental Services Inc. 2021. *Water Use/Water Availability Study*. Final Version November 9, 2021.

Jacobszoon & Associates, Inc. 2021. *Timberland Determination Letter Re: 6680/6690 Wilkinson Road, Kelseyville,CA 95451, APNs 007-018-15; 007-018-14*. January 15, 2021.

Lake County. 2008. *Lake County General Plan (2008)*.

Lake County Air Quality Management District. 2006. *Lake County Air Quality Management District, Rules and Regulations*. Latest Update on: August 9, 2006.

Lake County Planning Department, Resource Management Division. 1992. *Lake County Aggregate Resource Management Plan.* November 19, 1992.

Lake County Community Development Department. 1989. *Kelseyville Area Plan*.

Natural Investigations Company, Inc. 2021a. *Property Management Plan for the Proposed Cannabis Cultivation. Operation at 6680 & 6690 Wilkinson Road, Kelseyville, California.* 2nd Revision Date: November 10, 2021.

Biological Resources Assessment for the Proposed Cannabis Cultivation Operationat 6680 & 6690 Wilkinson Road, Kelseyville, California. Updated May 11, 2021.

Cultural Resources Assessment for the Proposed Cannabis Cultivation Operation at6680 and 6690 Wilkinson Road, Kelseyville, Lake County, California. Updated May 2021.

Office of Emergency Services. 2020. *Emergency Operations Plan, Lake Operation Area*. July 2020.

State Water Resources Control Board. 2019. *Order WQ 2019-0001-DWQ, General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, accessed 03 December 2021 <https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwg.pdf>.

State Water Resources Control Board. 2021. *GEOTRACKER*, accessed December 07, 2021 <https://geotracker.waterboards.ca. gov/>.

United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, accessed December 05, 2021 <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

West & Associates Engineers, Inc. 2021a. *Proposed Grading, Erosion, & Odor Control Plan, 6680 & 6690 WilkinsonRoad, Unincorporated Lake County*. April 2021, Revised July 2021.

Commercial Cannabis Cultivation Application Site Plans, 6680 & 6690 Wilkinson Road, Unincorporated Lake County, APN 007-018-15 and 007-018-14. March 2021, Revised July 2021.