



# **CITY OF CLEARLAKE**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**ENVIRONMENTAL ANALYSIS**

**DRAFT MITIGATED NEGATIVE DECLARATION**

**INITIAL STUDY *(IS 2022-02)***

**COMMERCIAL CANNABIS OPERATION**

**LOCATED AT:**

**2160 Ogulin Canyon Road, Clearlake, CA  
Assessor's Parcel No. 010-044-21**

**April 4, 2022**

# CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY *(IS 2022-2)*

1. **Project Title:** Ogulin Hills Holdings, LLC - Commercial Cannabis Operation
2. **Permit Numbers:**
  - *CUP 2022-03 (Cultivation/Processing)*
  - *CUP 2022-04 (Manufacturing)*
  - *CUP 2022-05 (Distribution)*
  - *CUP 2022-06 (Retail Delivery)*
  - *CUP 2022-07 (Nursery)*
3. **Lead Agency Name/Address:** City of Clearlake 14050 Olympic Drive  
Clearlake, CA 95422
4. **Contact Person:** Mark Roberts – Senior Planner  
Phone: (707) 994-8201  
Email: mroberts@clearlake.ca.us
5. **Project Location(s):** 2160 Ogulin Canyon Road, Clearlake, CA 95422
6. **Assessor Parcel Number (APN):** 010-044-21
7. **Project Sponsor's Name/Address:** Brian Pensack, Garrett Burdick, Kim Gardner  
37 Lindaro Street, Suite 201, San Rafael, CA 94901
8. **Property Owner(s) Name/Address:** Same as Sponsor (see response to no. 7 above)
9. **Zoning Designations:** "I" Industrial, and "CB" Commercial Zoning District
10. **General Plan Designation:** Industrial
11. **Supervisor District:** District 2
12. **Average Cross Slope:** Less than 15% (excluding Burns Valley Creek)
13. **Earthquake Fault Zone:** Not within a fault zone
14. **Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone
15. **Flood Zone:** A portion of the parcel is located within flood zone AE of Burns Valley Creek.
16. **Waste Management:** Onsite waste management system

**17. Water Access:** Onsite well system

**18. Fire Department:** Lake County Fire Protection District

**19. Description of Project:** The proposed project includes development of industrial style structures to be used for cannabis related facilities including a 33,600 ft.<sup>2</sup> single story building and a 5,000 ft.<sup>2</sup> office building that will also serve as the administrative center/cannabis delivery and storage space. Five - 75' x 25' greenhouses for indoor cannabis cultivation will be developed. The amount of paved surface area will include 22,660 square feet of parking lot. Specific project uses are to include:

- *Cannabis Cultivation/Processing*
- *Cannabis Manufacturing*
- *Cannabis Distribution*
- *Cannabis Retail Delivery*
- *Cannabis Nursery*

The project will include a cannabis drying and cold storage operation for both on-site and off-site cannabis cultivation product. Also included in the business and operations plan will be a processing, manufacturing, and distribution component which will include various activities related to extraction of cannabis essential oils, processing and storage of cannabis extracts and plant materials including packaging of cannabis for sale, extraction, and storage of cannabis oils, packaging and labeling of cannabis products, storage and distribution of cannabis products, and related activities.

The project operational days/hours during the harvest season will be - Monday through Saturday from 6 am to 8 pm and during non-harvest seasons - Monday through Saturday from 7 am to 6 pm.

The new processing/storage and distribution building and retail delivery and office area will be situated about 150' south of the road, in the southeastern quarter of the parcel. The proposed greenhouses will be located east of the new structure and south of the creek. Access to the cultivation areas will be by a single lane driveway within the fenced area.

The project buildings are to be engineered metal structures. Preliminary floor plans indicate that the manufacturing and processing building will include; a intake area; processing and manufacturing areas; packaging areas; restrooms and offices; employee break room; shipping and receiving area; numerous storage areas; intake and distribution areas; and related activities. Rollup doors will provide entry into secure parking areas for loading and unloading.

The project site is accessed by a new driveway that will lead into the 46-car parking lot. The 22,600 square foot parking lot design will feature a center aisle and parking spaces developed at 90-degree angles. ADA accessible parking will be developed near the office. Security fencing and numerous digital security cameras will be placed around the perimeter and at strategic locations in the parking lot.

To accommodate project development existing improvements on the site will need to be removed, including two manufactured houses and several animal shelter kennels, a garage and storage building, and pieces of equipment.

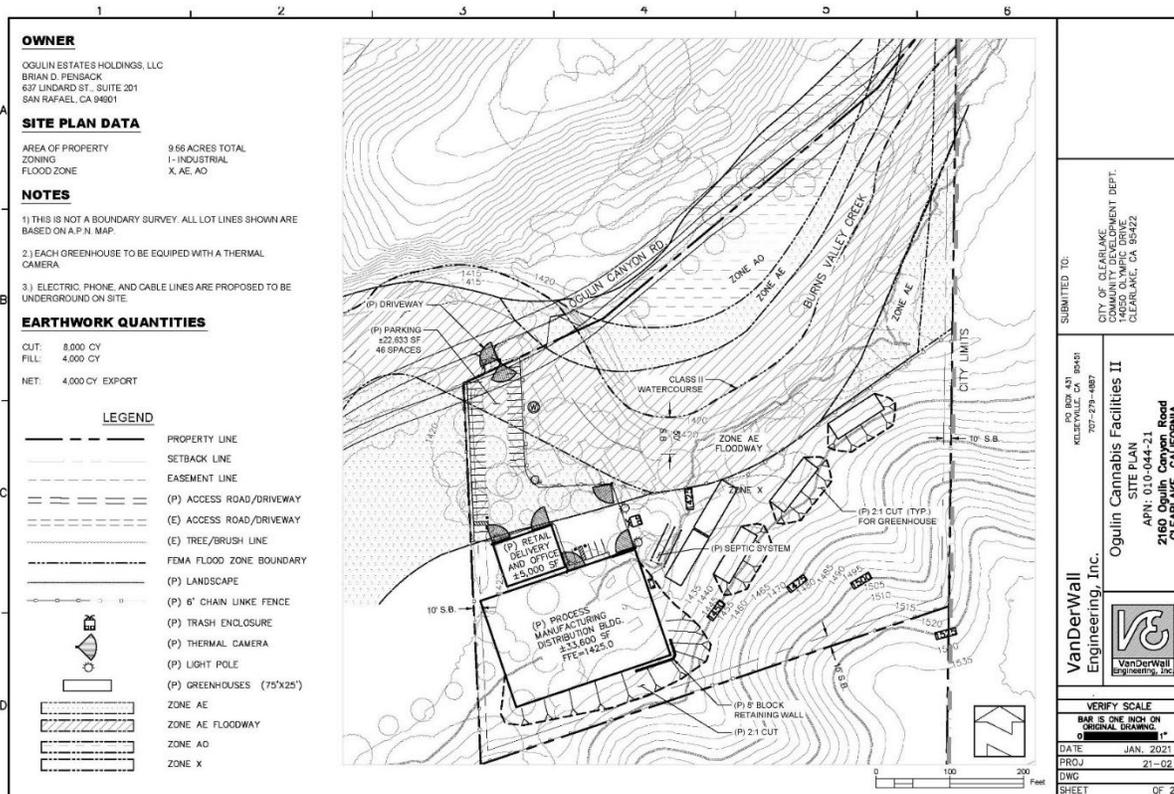


Figure 1 Project Site Plan (Refer to Attachment B for full plans)

**20. Environmental Setting:** The project site is approximately +/- 9.56 acres on the south side of Ogulin Canyon Road, approximately 0.46 mi east of State Route 53. The site is currently developed with two manufactured houses and several former animal shelter kennels, pieces of equipment and related improvements that will be removed prior to development of this proposed project. The parcel occupies a relatively flat topography from 1,418 (mean sea level) at the entrance on Ogulin Canyon Road to 1,513 feet msl at the southeast corner. Drainage from the surrounding slopes is to Burns Valley Creek which is drains southwest to Clear Lake. Burns Valley Creek is an intermittent drainage, that flows east to west along Ogulin Canyon Road. The waterway occurs on the south side of Ogulin Canyon Road from the location of the proposed buildings and then crosses to the north side of the road just west of the driveway.

**21. Surrounding Land Uses and Setting (briefly describe the project’s surroundings):**

- The parcels to the **North** across Ogulin Canyon Road have a land use designation of “Industrial” and are currently undeveloped.
- The parcels to the **South and West** have a land use designation of “Industrial” and/or “Rural Residential” and are developed with commercial/industrial or residential uses.
- The parcels to the **East** of the project site are located within the County of Lake jurisdiction and are undeveloped.

**22. Other Public Agencies Whose Approval is Required: Local Agencies:** Preliminary project plans for this project were transmitted for public agency comment a least 30 days prior to the release of this initial study. Formal comments received from agencies have been incorporated into this initial study. Specific project approvals/permits will be City of Clearlake - Community Development (Planning, Building, Public Works); Clearlake Police Department, Lake County Fire Protection, Lake County

Department of Environmental Health, Lake County Air Quality Management District, Lake County Special Districts, Local Tribal Organizations and the California Department of Cannabis Control.

**23. Federal and State Agencies:** Central Valley Regional Water Quality Control Board, CA Department of Fish and Wildlife, Cal-cannabis, Department of Public Health, California Department of Transportation (Caltrans); California Department of Food and Agriculture (CDFA); California Department of Pesticides Regulations, California Bureau of Cannabis Control and California Department of Consumer Affairs.

**24. NATIVE AMERICAN CONSULTATION:**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) section 21080.3.1?  Yes  No

If yes, ensure that consultation and heritage resource confidentiality follow PRC sections 21080.3.1 and 21080.3.2 and California Government Code 65352.4

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

**Response:** Notification of the project was sent to local tribes for compliance with "AB 52" Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation for this project, nor did we receive controversial comments.

**25. Impact Categories defined by CEQA:** The following documents are referenced information sources and are incorporated by reference into this document and are available for review upon request of the Community Development Department if they have not already been incorporated by reference into this report:

- City of Clearlake General Plan
- City of Clearlake Zoning Code/Municipal Code(s)
- City of Clearlake Police Department
- Use Permit Application Packet and Supplemental Materials
- Existing & Proposed Site Plans/Architectural Plans
- California Department of Transportation:  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
- U.S.D.A. Lake County Soil Survey
- Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
- Lake County Serpentine Soil Mapping
- California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
- U.S. Fish and Wildlife Service National Wetlands Inventory
- U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995

- Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
- Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
- Lake County Watershed Protection District Lake County Groundwater Management Plan - March 31, 2006
- Lake County Health Services Department
- Lake County Assessor/Recorders Office
- Lake County Special District Department
- Lake County Water Resource Department
- Clearlake Waste Solutions
- Local Water District (i.e Golden State Water; Highland Water; Konocti Water)
- Lake County Air Quality Management District (LAQMD)
- Hazardous Waste and Substances Sites List: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
- California Department of Forestry and Fire Protection - Fire Hazard Mapping
- Lake County Fire Protection District
- National Pollution Discharge Elimination System (NPDES)
- Central Valley Regional Water Quality Control Board
- State Water Resources Control Board
- FEMA Flood Hazard Maps
- 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
- Cal Recycle Solid Waste Information System  
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
- Cal Cannabis (via Dept. of Food and Agriculture)
- California Water Resources Control Board California Department of Fish & Wildlife (CDFW)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs
- Written comments received from public agencies
- PG&E
- Site visit

Figure 2 – City Vicinity Map



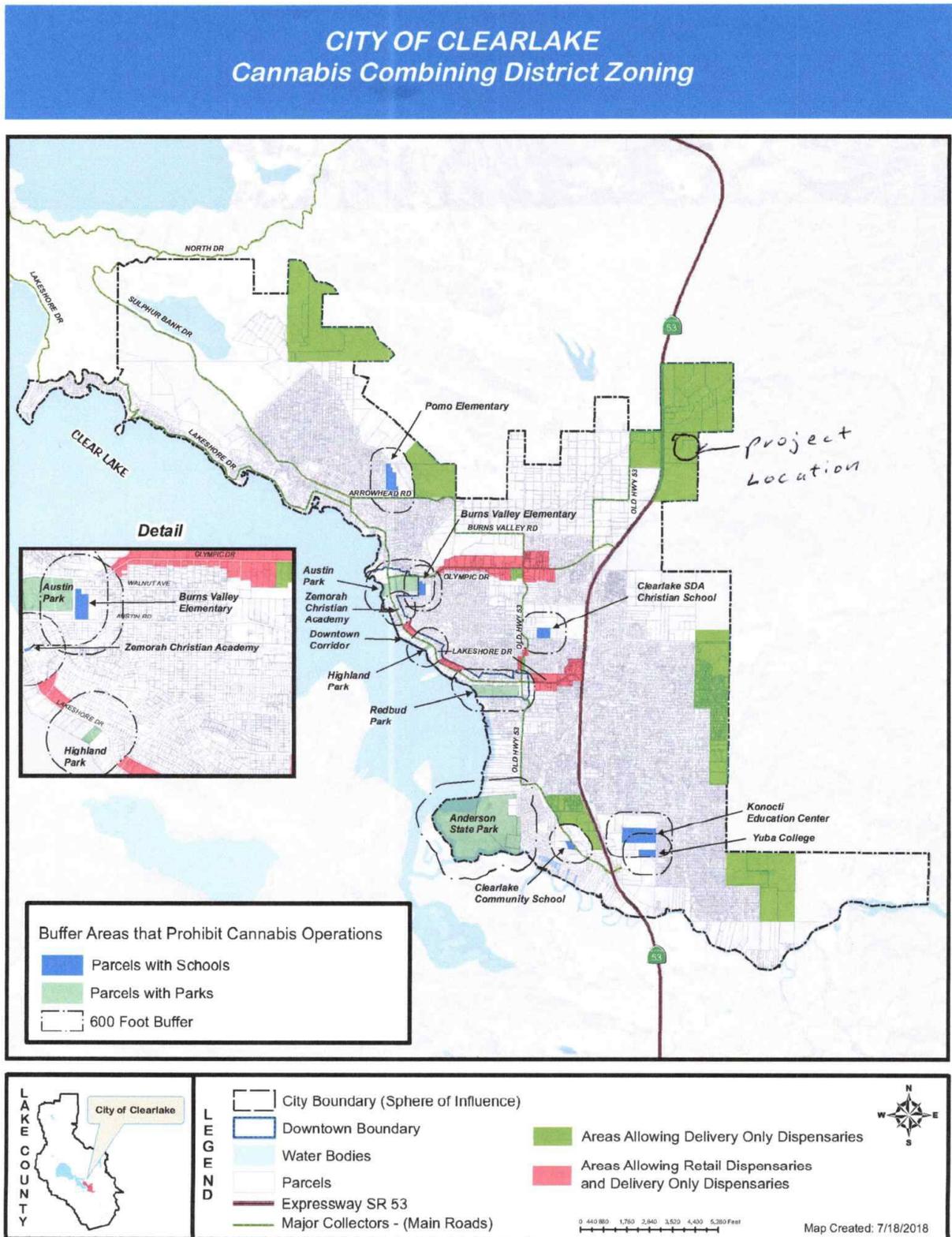
Figure 3 - USGS Map



**Figure 4 – Aerial/Location Map**



Figure 5 – Overlay Districts



**SITE PHOTOS**





**26. Initial Study Attachment**

- Attachment A – Application Packet/Operational Plan
- Attachment B – Proposed Grading and Site Plans
- Attachment C – Biological Assessment/Report
- Attachment D – Agency Comments
- Attachment E – Water Availability Report
- Attachment F - Traffic Impact Report
- Attachment G – Technical Memorandum – Ground Water Hydrology

**Environmental Factors Effected:** The environmental sections checked below would be potentially affected by this project in an adverse manner, including at least one environmental issue/significance criteria that is “potentially significant impacts” as indicated by the analysis in the following evaluation of environmental impacts.

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

**DETERMINATION: (To be completed by the lead Agency)**

On the basis of this initial evaluation:

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

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**Prepared By: Mark Roberts**

**Title: Senior Planner**

**Signature:**

**Date: April 4, 2022**



**Alan Flora – City Manager  
City of Clearlake, California**

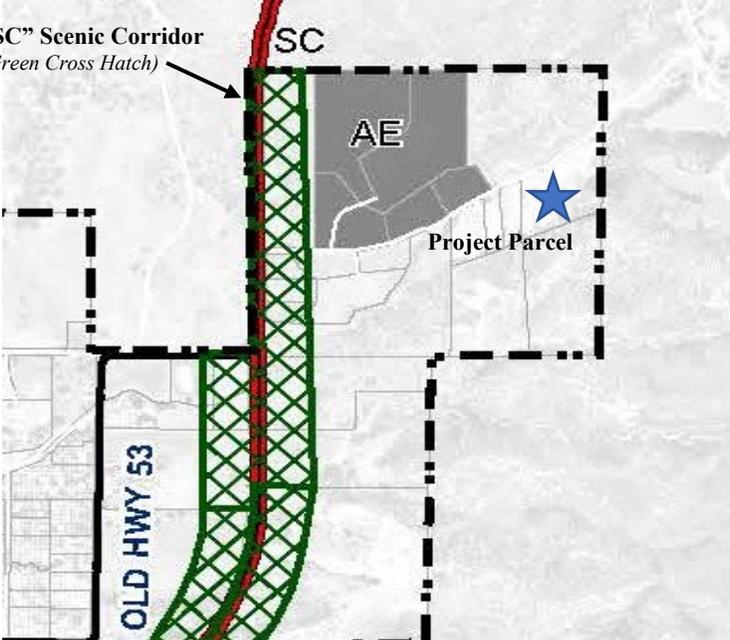
**SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

**IMACT CATEGORIES KEY:**

- **1 = Potentially Significant Impact**
- **2 = Less Than Significant with Mitigation Incorporation**
- **3 = Analyzed in Prior EIR**
- **4 = Substantially Mitigated by Uniformly Applicable Development Policies/Standards**
- **5 = Less Than Significant Impact**
- **6 = No Impact**

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION I. AESTHETICS</b>							
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>							
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project site is in the outskirts of the City of Clearlake (City), in Lake County (County), CA and is not located within a known scenic vista/corridor. The nearest scenic vista/corridor is along Highway 53, which is greater than 1,500 feet away from the project site. All development would occur greater than 50 feet from the front property line (along Ogulin Canyon Road). <b>Therefore, then project will not have a substantial adverse effect on a scenic vista that is visible from a city scenic corridor. Less than significant Impact.</b></p> 
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project is not located within a known scenic vista/corridor and will not substantially damage scenic resources that is visible from a City Corridor, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. All development will occur greater than 50 feet from the property line (along Olguin Canyon Road) will not require the removal of trees and/or rock outcroppings or historic structures. <b>Less than significant Impact.</b></p>
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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. All lighting will be directed downwards and adhere to all Federal, State and local agency requirements. Additionally, the project will not conflict with applicable any General Plan policies or zoning regulations governing scenic quality. The project is not located within a scenic vista/corridor. A cannabis operation is an allowable use upon securing a use permit pursuant to the City of Clearlake Municipal Code. <b>Less than significant impact</b></p>
d) Create a new source of substantial light or glare which would	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The commercial cannabis operation will occur within enclosed structures with minimal lighting used during evening/nighttime hours. All lighting will be directed downwards and shielded and adhere to the City's Lighting Design Standards, including all dark-sky</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
adversely affect day or nighttime views in the area?							requirements. <b>Therefore, to ensure that impacts related to the Aesthetics are minimized, following mitigation measures have been implemented.</b>  <b>Mitigation Measure:</b> AES-1 All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply the City of Clearlake Lighting Design Standards.
<h2>SECTION II. AGRICULTURE AND FORESTRY RESOURCES</h2> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>							
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project parcel is categorized as " <i>Grazing Land</i> ". Grazing lands is a collective term used by the USDA-Natural Resources Conservation Service (NRCS) for rangeland, pastureland, grazed forestland, native and naturalized pasture, hay land, and grazed cropland. Although grazing is generally a predominant use on grazing lands, the term is also applied independently of any actual use for grazing. Grazing land is also described as land used primarily for production of forage plants maintained or manipulated primarily through grazing management. However, the commercial cannabis operation is an allowable use upon securing a Use Permit pursuant to the City of Clearlake Municipal Code. <b>Therefore, the commercial cannabis operation will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring. No Impact.</b>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is zoned "I" Industrial, and "CB" Cannabis Commercial. A commercial cannabis operation will not conflict with the existing zoning destinations for agricultural use(s) and/or a Williamson Act Contract. Additionally, a commercial cannabis operation is an allowable use within the above Zoning Designations upon securing a Use Permit Pursuant to the City of Clearlake's Municipal Code(s). <b>No Impact.</b>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not conflict with existing zoning for, or cause the rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Additionally, a commercial cannabis operation is an allowable use with the "I" Industrial, and "CB" Commercial Zoning upon securing a Use Permit Pursuant to the City of Clearlake's Municipal Code(s). <b>No Impact</b>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not result in the loss forest land or conversion of forest land to non-forest use. <b>No Impact</b>				

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. a commercial cannabis operation is an allowable use with the I' Industrial, and "CB" Commercial Zoning upon securing a Use Permit Pursuant to the City of Clearlake's Municipal Code(s). <b>No Impact</b>				

### SECTION III. AIR QUALITY

*Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.*

*Would the project:*

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The project has some potential to result in short- and long-term air quality impacts and other particulate matter, as well as exhaust emissions generated by earthmoving activities from site preparation, construction and during routine operations. Construction emissions are caused by onsite or offsite activities. Onsite emissions principally consist of exhaust emissions from construction equipment, motor vehicle operations, and fugitive dust from disturbed soil. The proposed Air Quality Plan indicates how the applicant Intends to minimize these Impacts.</p> <p>All fugitive dust (including vehicular) will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas.</p> <p>According to the Air Quality Section of the "Project Plan"- prior to operation, a member of the staff will be assigned to handle all odor complaints. These individual(s) are responsible for responding to odor complaints 24 hours per day/seven (7) days a week, including holidays. All property owners and residents within a 1,000-foot radius of the cannabis facility shall be provided with the contact information of the individual(s) responsible for responding to the odor complaints. The operation will also develop internal policies and procedures describing the actions to be taken when an odor complaint is received.</p> <p>When an odor complaint is received, it will be forwarded to the manager responsible for odor control. The complaint will be logged, including the time and type of complaint, the location of the odor reception, and the contact information of the person submitting the complaint. The incident will be investigated, and the concern identified. The manager will visit the site or facility in question and determine any deficiencies in the odor control system (where applicable) and identify remedies. The manager will prepare a written response and send it by certified mail to the person who made the complaint. The correspondence should acknowledge the complaint, describe the incident, and identify what remedial actions were taken.</p> <p>Section 18-43.060 of the Zoning Code indicates that all commercial cannabis operations to provide and maintain an odor control plan that requires that odors of cannabis cannot be readily detected from outside of the structure in which the permitted premises are located. The proposed odor control plan seems to acknowledge that odors could be detected outside the structure without significant enhancements, such as carbon filtering.</p>
---	--------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	---

IMPACT CATEGORIES*	1	2	3	4	5	6	<p style="text-align: center;"><b>All determinations need explanation.</b>  <b>Reference to documentation, sources, notes and correspondence.</b></p>
							<p>A traffic study conducted by W-Trans, dated September 21, 2021 (Attachment F) indicates that this project would result in an increase in 107 daily vehicle trips, with a peak hour increase in 18 trips. This study also references three other cannabis projects in this area cumulatively increasing daily trips to 259, with a peak hour of 44. The City’s 2040 General Plan (adopted in 2017) references this area as the Ogulin Canyon Industrial Center as one of several community growth areas. As such, traffic impacts from anticipated growth, including the Ogulin Canyon Industrial Center, has been reviewed for cumulative impacts. The proposed project has similar characteristics as those anticipated in the General Plan. Cumulatively with project operations, the project traffic generation rates, is not expected to result in a significant adverse air quality impact.</p> <p><b>To ensure impacts related to the Air Quality are minimized, the following mitigation measures have been implemented.</b></p> <p><b><u>Mitigation measures:</u></b></p> <p><b>AIR 1: Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods approved by the Lake County Air Quality Management District. Prior to initiating soil removing activities for construction purposes, the applicant shall pre-wet affected areas with at least 0.5 gallons of water per square yard of ground area to control dust.</b></p> <p><b>AIR 2: Driveways, access roads and parking areas shall be surfaced in a manner so as to minimize dust. The applicant shall obtain all necessary encroachment permits for any work within the right-of-way. All improvement shall adhere to all applicable federal, State and local agency requirements.</b></p> <p><b>AIR 3: Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Lake County Air Quality Management District and the Lake County Fire Protection District.</b></p> <p><b>AIR-4. During construction activities, the applicant shall remove daily accumulation of mud and dirt from any roads adjacent to the site.</b></p> <p><b>AIR-5. Grading permits shall be secured for any applicable activity from the Community Development Department, Building Division. Applicable activities shall adhere to all grading permit conditions, including Best Management Practices. All areas disturbed by grading shall be either surfaced in manner to minimize dust, landscaped or hydro seeded. All BMPs shall be routinely inspected and maintained for life of the project.</b></p> <p><b>AIR-6 All refuse generated by the facility shall be stored in approved disposal/storage containers, and appropriately covered. Removal of waste shall be on a weekly basis so as to avoid excess waste. All trash receptacles/containers shall remain covered at all times to prevent fugitive odors and rodent infestation. An odor control plan shall be submitted for review and approval by the City in accordance with the Zoning Code. Odor control shall be maintained to an acceptable level at all times.</b></p> <p><b>AIR-7 An odor control plan shall be submitted for review and approval by the City that complies with the City's Zoning Code. Odor control shall be maintained at all times so that odor from cannabis operations on the site will not be detected outside structures. This plan shall include enhanced carbon filtering to ensure compliance with the Code.</b></p> <p><b>AIR-8 Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the district at least 14 days prior to beginning any demolition work. The applicant must contact the district for</b></p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.</p> <p><b>AIR-9</b> Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.</p> <p><b>AIR-10</b> If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.</p> <p><b>AIR-11.</b> All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/ NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines and must meet local regulations.</p> <p><b>AIR-12.</b> Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning of debris/construction material is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.</p> <p><b>AIR-13.</b> Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the district recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.</p>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-13.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-13.
d) Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section III(a). Therefore, all potential impacts have been reduced to less than Significant Impacts with the incorporated Mitigation Measures AIR-1 through AIR-13.
<b>SECTION IV. BIOLOGICAL RESOURCES</b>							
<i>Would the project:</i>							
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Biological Resource Assessment with Botanical Survey was prepared by Lawrence Ray, Ecological Consultant, dated June 25, 2021. The report included analyses and surveys for sensitive plants and wildlife potentially occurring in the vicinity:</p> <p><u>Sensitive species</u> A total of 61 native and introduced plant taxa were identified within the survey areas during the in-season botanical survey. The term sensitive includes species having state or federal regulatory status, included on Lists 1B through 4 by the California Native Plant Society, or otherwise listed in the California Natural Diversity Database.</p> <p>A total of 15 sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDDB database for the quadrangle and the CWHR database. Based on the habitat assessment, the following special status species have a potential to be present in their sensitive state:</p> <p>Obscure bumble bee, Foothill yellow legged frog; Western pond turtle; White-tailed kite; Northern harrier; Tricolored blackbird; Grasshopper sparrow; Townsend's big-eared bat; Pallid bat; American badger; Pacific fisher; North American porcupine.</p> <p><u>Wetland Determination</u> The report notes that a small riparian area is present on the subject parcel. Since Burns Valley Creek travels through the site and the creek will be impacted by the project, such as erosion, sedimentation, changes in drainage patterns. Clearances will need to be obtained from the California Department of Fish &amp; Wildlife that may include a Streambed Alteration Permit. This permit is expected to include a number of requirements to mitigate biological impacts to the creek to a non-significant level.</p> <p><b>To ensure impacts related to the Biological Resources are reduced to a level of non-significance, the following mitigation measures have been implemented.</b></p> <p><u>Mitigation Measures (from Biological Report):</u> <b>BIO -1.</b> Prior to development, including any site disturbance, a protocol-level botanical survey shall be completed within the location defined as being feasible for project activities to occur within this Report. The survey shall follow procedures recommended by CDFW and in accordance with the guidelines established by CNPS, from the document "<i>Protocols for Surveying and Evaluating Impacts to Specie Status Native Plant Populations and Sensitive Natural Communities</i>".</p> <p><b>BIO-2.</b> If project construction occurs between September 1 and January 31, nesting bird survey shall be conducted by a qualified biologist. Additional mitigation measures recommended in the survey report shall be implemented prior to or curing project development to avoid disturbance to migratory nesting birds.</p> <p><b>BIO-3.</b> Prior to any ground disturbance, the applicant shall conduct a site inspection for Burrowing Owls Presence within the project area. If Burrow Owls are observed, a pre-construction surveys shall be completed by a qualified biologist fourteen (14) days prior to site development. The survey shall be conducted to determine if the project area has active dens and determine if avoidance of these active dens can occur. If active dens are determined to be present, owl relocation shall occur to other onsite suitable habitat prior to development</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p><b>BIO-4.</b> If additional activities are proposed that may result in take of a listed species, agency personnel from CDFW and SFWS shall further analyze the potential impacts and provide technical assistance for any listed species. If required, guidelines for these reconnaissance surveys should be followed in accordance to the CDFW Survey and Monitoring Protocols and Guidelines, which can be located here: <a href="https://www.wildlife.ca.gov/conservation/survey-protocols">https://www.wildlife.ca.gov/conservation/survey-protocols</a>.</p> <p><b>BIO-5.</b> Prior to securing development permits from the City and prior to conducting any site disturbance, clearances shall be obtained as required for work in or near Burns Valley Creek, from the California Department of Fish and Wildlife; such as a Streambed Alteration Permit. Verification of this clearance shall be submitted to the City.</p> <p><b>BIO-6.</b> The use of deer fencing shall be restricted to the perimeters of the proposed gardens. No deer fencing or other obstacles to wildlife passage shall be installed that will restrict wildlife movement.</p>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Biological Assessment prepared for the project notes that a small riparian area. Since Burns Valley Creek travels through the site and the creek may be impacted by the project, clearances shall be obtained from the California Department of Fish &amp; Wildlife that may include a Streambed Alteration Permit. <b>Less than significant with Mitigation proposed.</b></p> <p><b>Mitigation Measure BIO-5 requires the securing proper permits prior to any disturbance within the creek channel.</b></p>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the Biological Resource Assessment with Botanical Survey prepared by Lawrence Ray, Ecological Consultant (June 2021), there are no known wetlands of significance on the site. However, since improvements are being constructed within the creek wetlands located down-stream will be impacted. <b>The project will include mitigation to wetland through implementation of Mitigation Measure BIO-5.</b></p>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the Biological Resource Assessment with Botanical Survey prepared by Lawrence Ray, Ecological Consultant, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, since improvements are being constructed within the creek wetlands located down-stream will be impacted. <b>The project will include mitigation to wetland through implementation of Mitigation Measure BIO-5.</b></p>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project will have minimal to no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. However, the project may require the removal of a small cluster of grasses and/or vegetation/trees. Prior to tree removal, the applicant shall obtain a Tree Removal Permit from the City of Clearlake and if Oak Trees are to be removed, they shall be replaced in accordance with Section 18-40.050 of the City of Clearlake Municipal Code. <b>Less than Significant Impact.</b></p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. However, the project may require the removal of Oak Trees. <b>Less Than Significant Impact</b>
<b>SECTION V. CULTURAL RESOURCES</b>							
<i>Would the project:</i>							
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>An evaluation of the potential for historical, cultural, tribal, or paleontological resources on the project site and in the vicinity of the project a cultural resource investigation was conducted by Gregory G White of Sub-Terra Resource Investigations dated April 12, 2021. This investigation included records searches, consultation with Native American tribes, and a site reconnaissance.</p> <p>According to the investigation, the Archaeological survey of the 9.56-acre parcel APN 10-044-021 was completed on April 9, 2021. One new archaeological site was observed near the center of the parcel in a cutbank on the north wall of deeply entrenched Burns Valley Creek. Eleven artifacts were identified, two obsidian flakes and one large basalt core, along with a dispersed scatter of eight fire-cracked cooking rocks. The archaeological deposit appears to be intact and significant and a standard DPR 523 site record was completed and will be filed with the Northwest Information Center of the California Historical Resources Information System (NWIC) with the report.</p> <p>Avoidance measures are recommended. As currently designed, all proposed construction activity is limited to the existing graded benches above the site to the south, and because the site is buried at a depth of 2.5–3.3 meters (8.2–10.8 feet) below surface it is likely to exceed the depth of all proposed construction impacts including building and structure footings and underground utility installation.</p> <p>The site plan indicates some disturbance within the Burns Valley Creek channel for parking and access improvements. Prior to any work within the creek channel including rip-rap, hardscaping, or other channel modifications in the vicinity of the site, a professional archeologist should be retained to review the plans, evaluate potential impacts to the site, and should any be identified, make recommendations for protection or mitigation measures.</p> <p><b>Therefore, to ensure impacts related to the Cultural Resources are avoided the following mitigation measures have been implemented.</b></p> <p><b><u>Mitigation Measures:</u></b></p> <p><b>CUL-1</b> During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 100 feet of the find and the applicant shall retain a qualified cultural resources consultant from the City’s approved list of consultants to identify and investigate any subsurface historic remains and define their physical extent and the nature of any built features or artifact-bearing deposits. Significant historic cultural materials may include finds from the late 19th and early 20th centuries including structural remains, trash pits, isolated artifacts, etc.</p> <p><b>CUL-2</b> The cultural resource consultant’s investigation shall proceed into formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the features and artifacts do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists – e.g., there is an intact feature with a large and varied artifact assemblage – it will be necessary to mitigate any Project impacts. Mitigation of impacts might include avoidance of further</p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>disturbance to the resources through Project redesign. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during Project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the City for the Project.</p> <p><b>CUL-3</b> If human remains are encountered, no further disturbance shall occur within 100 feet of the vicinity of the find(s) until the Lake County Coroner has made the necessary findings as to origin (California Health and Safety Code Section 7050.5). Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Lake County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)”, which parties agree will likely be the Koi Nation based upon the Tribe’s ancestral ties to the area and previous designation as MLD on projects in the geographic vicinity. The landowner shall engage in consultations with the most likely descendant (MLD). The MLD will make recommendations concerning the treatment of the remains within 48 hours as provided in Public Resources Code 5097.98.</p> <p>Additionally, Mitigation Measures BIO-5 and GEO-1 through GEO-3 ensure impacts related to the Cultural Resources are minimized, to Less than Significant Levels.</p>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.
<b>SECTION VI. ENERGY</b>							
<i>Would the project:</i>							
a) Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on information in the project application, the cultivation operation would uses about 1,031,250 kWh per year; well pump(s); septic pumps (if necessary); lighting for structures, lighting fixtures and/or power as needed. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project development or operations. All energy usage will adhere to all Federal, State and local agency requirements regarding energy use. Additionally, the applicant will obtain and maintained all necessary permits. <b>Less than Significant Impact</b>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. <b>No Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION VII. GEOLOGY AND SOILS</b>							
<i>Would the project:</i>							
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>i) Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site’s soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>iv) Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered “generally stable” and not located within and/or adjacent to an existing known “landslide area”.</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance City of Clearlake Municipal Code(s). <b>Less Than Significant Impact</b></p>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The project is not anticipated to result in substantial soil erosion or the loss of topsoil. The preliminary grading plan shows cuts of approximately 8,000 cubic yards of soil and export of 4,000 cubic yards. Prior to ground disturbance, the applicant shall obtain and maintain a Grading Permit from the City of Clearlake – Public Works Division.</p> <p>The plan shall include disclosure of the location of where the export material will be relocated to and how that will be stored or used. The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. All grading measure shall adhere to all Federal, State and local agency requirements. The project shall adhere to all Federal, State, and local agencies requirements. <b>To ensure impacts related to the Geology and Soils are mitigated to a level of non-significance measures are proposed as follows:</b></p> <p><b><u>Mitigation Measures:</u></b></p> <p><b>GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit <u>Erosion Control and Sediment Plans</u> to the City for review and approval. The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system.</b></p> <p><b>GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the City in accordance with the City of Clearlake Municipal code(s). Plans for grading shall include disclosure of location and method of treatment/storage of exported materials.</b></p> <p><b>GEO-3: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other</b></p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<b>improvements as needed. Said measures shall be maintained for life of the project and replace/repared when necessary.</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction, or collapse. The project shall incorporate Best Management Practices (BMPs) consistent with the City Code and the State Storm Water Drainage Regulations to the maximum extent practicable to prevent and/or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. <b>Less Than Significant Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of low to high. Therefore, the commercial cannabis operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including all requirements in the City of Clearlake’s Municipal Code(s). <b>Less Than Significant Impact</b>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project parcel is currently occupied by two residences and outbuildings. The project will remove these improvements and a new septic system will be developed to accommodate the new site operations. Comments from the Lake County Department of Environmental Health indicate that the existing septic system was originally designed for a single family residence, but was then modified, presumably to accommodate the additional trailer dwelling on the site. The Department also cited that the system has a grey water element which leaks into the creek. The letter also indicates that the creek is being used as a disposal area for trash. Proposed development will result in removing these unsafe conditions. <b>Less Than Significant Impact</b>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found. <b>All potential impacts have been reduced to less than significant with the incorporated mitigation measures CUL-1 and CUL-5.</b>
<b>SECTION VIII. GREENHOUSE GAS EMISSIONS</b>							
<i>Would the project:</i>							
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located greater than five (5) miles away from Route 53 and are in a rural area where it is not uncommon for individual to drive greater than +/- 20 mile per trip.  A traffic study conducted by W-Trans, dated September 21, 2021 (Attachment F) indicates that this project would result in an increase in 107 daily vehicle trips, with a peak hour increase in 18 trips. This study also references three other cannabis projects in this area cumulatively increasing daily trips to 259, with a peak hour of 44. The City’s 2040 General Plan (adopted in 2017) references this area as the Ogulin Canyon Industrial Center as one of several community growth areas. As such, traffic impacts from anticipated growth, including the Ogulin Canyon Industrial Center, has been reviewed for cumulative impacts. The proposed project has similar characteristics as those anticipated in the General Plan. The anticipated vehicle trip generation and project operations are not expected to generate significant levels of greenhouse gas emissions and would not degrade the air quality <b>Less Than Significant Impact</b>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The City of Clearlake is within an ‘air attainment’ basin. In accordance with the requirements of the Lake County Air Quality Management District, an air permit will be required as a condition of the use permit, prior to issuance of a building permit for the project. <b>Refer to response in Section VIII(a). Less Than Significant Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION IX. HAZARDS AND HAZARDOUS MATERIALS</b>							
<i>Would the project:</i>							
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. All routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p><u>Chemicals Storage and Effluent:</u> All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment.</p> <p>All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer’s original containers/packaging, undercover, and at least 100 feet from surface water bodies and will be stored in their designated storage area. Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment and separate from pesticides and fertilizers within the existing on-site wooden garage.</p> <p>Sanitation products will be stored in their manufacturer’s original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation. All required warning signs will be posted, and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address, and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site. Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. <b>To ensure impacts related to the Hazards and Hazardous Materials are reduced to a level of non-significance, the following mitigation measures that have been implemented.</b></p> <p><u>Mitigation Measures:</u>  <b>HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</b>  <b>HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</b>  <b>HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</b>  <b>HAZ- 4: The storage of hazardous materials equals to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall</b></p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							<p>be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p><b>HAZ - 5: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</b></p> <p><b>HAZ - 6: All trash/refuge being stored within the Burns Valley Creek area shall be removed and disposed of properly. The creek shall not be used for trash storage/materials.</b></p>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. All chemicals, pesticides, fertilizer, and other materials associated with the operation shall adhere to all Federal, State, and local agency requirements. <b>See Response to Section IX(a): Less than Significant Impact with the incorporated mitigation measure HAZ -1 through HAZ-5.</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed project is not located within one-quarter mile of an existing or proposed school. <b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. <b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. <b>No Impact</b>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the Lake County Department of Environmental Health, Lake County Special Districts, City of Clearlake Police Department, City of Clearlake's Community Development Department (Building, Public Works, Planning), and the Local Fire Protection District/CalFire for consistency with access and safety standards. The City of Clearlake did not receive any adverse comments. <b>Less Than Significant Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires as it is located in a "Low to Moderate" Fire Hazard Severity Zone and within the Lake County Fire Protection District. The project was circulated for review to various agencies, include but not limited to City Engineer, City of Clearlake Police Department, City of Clearlake Building Official/Inspection, Lake County Fire Protection District and the California Department of Transportation (Caltrans). During the project review, no adverse comments were received. The application shall adhere to all current Federal, State and local agency requirements, including all mitigation measures and conditions of approval imposed on such use. <b>Less Than Significant Impact</b>

## SECTION 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the Project Application material submitted by the applicant; the cannabis will be grown in above ground pots/boxes within the greenhouses. The operation will be provided water through the existing onsite well located in the northern portion of the project parcel. The water then will be pumped from a well and stored in one (1) 25,000-gallon water storage tank. The project will incule installation of several water storage tanks.</p> <p>All access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. To control runoff, the operation will incorporate appropriate Best Management Practices (BMPs) consistent with City code and State Storm Water Drainage Regulations to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. All grading measure shall adhere to all Federal, State, and local agency requirements.</p> <p>The proposed operation would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Additionally, the applicant shall adhere, obtain, and maintain all necessary federal, state and local agency permits.</p> <p><b>The operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Less Than Significant Impact</b></p>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the Water Availability Report dated October 2021, the water for both proposed domestic and irrigation uses will be delivered from a new water well drilled in late September/early October, 2021. This system will use ground water pumped from the well directly into a new 50,000-gallon elevated water tanks for distribution to the building(s) plumbing system and to the greenhouses for irrigation. The well is approximately 300 feet deep and has a capacity of 100+ gallons per minute (see Water Availability report).</p> <p>Based on the applicant's water management plan, the estimated total water demand for the project is 432,000 gallons per year.</p> <p>The yield of the well on the property is 100 gallons per minute, with a capacity in excess of 9 million gallons per year (40 hours/week x 52 weeks/year x 80 gallons/minute). A water meter will be installed in the water system and consumption will be logged daily. Water use efficiency will be analyzed for the previous year and a water budget will be generated for each upcoming grow cycle. To minimize the impact on groundwater supplies, the project will implement water conservation practices, including:</p> <ul style="list-style-type: none"> <li>• Selection of plant varieties that are suitable for mixed light cultivation.</li> <li>• The use of driplines and drip emitters (instead of spray irrigation).</li> <li>• Mulch to reduce evaporation.</li> <li>• Water application rates modified from data from soil moisture meters and weather monitoring.</li> <li>• Rooftop rainwater collection (where feasible and permitted).</li> </ul>

IMPACT CATEGORIES*	1	2	3	4	5	6	<p style="text-align: center;"><b>All determinations need explanation.</b>  <b>Reference to documentation, sources, notes and correspondence.</b></p>
							<ul style="list-style-type: none"> <li>• Shutoff valves on hoses and water pipes.</li> <li>• Daily visual inspections of irrigation systems.</li> <li>• Immediate repair of leaking or malfunctioning equipment.</li> <li>• Water metering and budgeting.</li> <li>• Practices to prevent discharges from water supply equipment.</li> <li>• Water application rates minimized as necessary to prevent runoff and water equipment leaks repaired immediately.</li> <li>• Water filtration systems to be installed.</li> <li>• Tanks will supply gravitational head to the irrigation system. PVC pipes will deliver the water to the plants.</li> <li>• Mixing tanks will be used to mix liquid fertilizers, which will then be injected into the irrigation system supply lines.</li> <li>• At each planting station, black polyvinyl flexible tubes and drip emitters will be used to irrigate the plants.</li> </ul> <p>The following information is from: Lake County Watershed Protection District (administered by Lake County Water Resources Department), Lake County Groundwater Management Plan - March 31, 2006 - page 2-24 to 2-27. The project site is in the Burns Valley Groundwater Basin.</p> <p>Burns Valley Basin is in the Shoreline Inventory Unit. The Franciscan Formation borders the Burns Valley Basin on the north, Clear Lake borders the basin on the west, and the Cache Formation borders the basin on the south and east.</p> <p>The district monitors one well in the Burns Valley Basin. The monitoring well indicates that groundwater levels fluctuate from 2 feet below ground surface in the spring to 10 feet below ground surface in the fall. The data indicates that water levels rose in the Burns Valley Basin in 1981-1983. No information on groundwater movement is available. DWR estimates the useable storage capacity to be 1,400-acre feet (DWR 1960). Average-year agricultural groundwater demand in the Burns Valley basin is approximately 14 acre-feet per year.</p> <p>There are 86 domestic wells and 13 irrigation wells in the Burns Valley Basin. Approximately 50 percent of domestic wells are shallower than 75 feet deep, and approximately 50 percent of irrigation wells are shallower than 250 feet deep.</p> <p>Additionally, a Groundwater Hydrology Technical Memorandum (TM) by Northpoint Consulting Group was prepared for the site dated March 7, 2022, addressing groundwater hydrology for the project (Attachment H &amp; G) and concluded the project's water use would not likely have a cumulative impact on the surrounding area for the following reasons:</p> <ul style="list-style-type: none"> <li>• The project demand is only 0.12% of the usable storage capacity in the BVGB.</li> <li>• There is sufficient recharge over the project's recharge area to meet the project's demand during both average and dry years.</li> <li>• The existing demand associated with vineyards and orchards is likely higher than reported in the 2006 Lake County Groundwater Management Plan.</li> <li>• The main sources of groundwater in the BVGB are within the Quaternary Alluvium Formation and the Lower Lake Formation. The Quaternary Alluvium dominates the southwestern portion of the BVGB, where both residential development and well development are most dense. The alluvium has a thickness of up to 50 feet; groundwater in this formation is unconfined and typically provides water for domestic use. Wells screened in unconfined aquifers are more directly influenced by lack of rain than those screened in deeper, confined aquifers.</li> </ul>

IMPACT CATEGORIES*	1	2	3	4	5	6	<p style="text-align: center;"><b>All determinations need explanation.</b>  <b>Reference to documentation, sources, notes and correspondence.</b></p>
							<ul style="list-style-type: none"> <li>• The Lower Lake Formation underlies the alluvial deposits in the BVGB. This formation has low permeability and provides water to wells at up to a few hundred gallons per minute and is the dominant source of agricultural water demand in the BVGB.</li> <li>• Groundwater storage capacity is estimated to be 4,000 acre-feet based on an area of 1,000 acres, a saturated thickness of 50 feet, and a specific yield of 8 percent, which represents only the Alluvium Formation and does not account for groundwater storage capacity in the deeper Lower Lake Formation. Thus, the usable storage capacity is most likely an underestimate of the overall capacity of the BVGB, which has a surface area of 2,900 acres.</li> <li>• Long-term groundwater monitoring in the BVGB shows a stable trend in groundwater levels within the deeper formation, with consistent recharge during each annual wet season, even during years with low annual precipitation and accounting for the existing vineyard and orchard demand that has occurred over this time.</li> <li>• No wells within the BVGB were reported to the State Water Supply Shortage Reporting System. Additional monitoring and reporting within the Quaternary Alluvium are recommended and would be helpful in understanding shallow groundwater trends in the basin.</li> <li>• The existing vineyards and the existing and proposed cannabis projects are located outside of the alluvial valley in the upper half of the BVGB.</li> <li>• The dominant demand in the BVGB is associated with residential development and orchards in the lower part of BVGB and vineyards in the upper part of the BVGB. The Highlands Mutual Water Company supplies the majority of residents in the lower part of the BVGB using surface water drawn from Clear Lake. The total groundwater demand, accounting for existing agriculture, residential use, and potential cannabis projects, is approximately 720.3 acre-feet per year. The estimated storage capacity of the BVGB is 4,000 AF, with a usable storage capacity of 1,400 AF. The total potential future agricultural demand is 51% of the usable storage capacity. Thus, there is sufficient storage capacity to meet existing and proposed demand.</li> <li>• Recharge estimates provided in the Hydrology Reports for 1756 Ogulin Canyon Road (Blue Oak Farms), 2050 Ogulin Canyon Road (Lake Vista Farms), 2160 Ogulin Canyon Road, and 2185 Ogulin Canyon Road, demonstrated that there is sufficient recharge over each project's contributing recharge area (a small fraction of the entire Burns Valley Watershed area) to meet each project's demands during both average and dry years.</li> <li>• The demand associated with 2160 Ogulin Canyon Road represents only a fraction, 0.12% of the usable storage capacity of the BVGB, 0.2% of the total potential future demand in the BVGB, thus, it is unlikely that this project, in combination the existing and proposed demand, would adversely impact existing wells in the BVGB.</li> </ul> <p><b>The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The conclusion is that there is adequate water availability for the Cannabis Processing and Cultivation project. Less Than Significant Impact</b></p>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There will be modifications to the drainage pattern of Burns Valley Creek due to grading and introduction of parking improvements within the Burns Valley Creek. These proposed improvements within the Burns Valley Creek area could impact and alter the existing drainage pattern of the site or the area, including the alteration of the course of a stream. The applicant will implement Best Management Practices (BMPs) in accordance with all applicable federal, State and local agency requirements, including the City of

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
through the addition of impervious surfaces, in a manner that would:  i) result in substantial erosion or siltation on-site or off-site.  ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.  iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off.  or  iv) impede or redirect flood flows?							Clearlake’s Municipal Code which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project. <b>Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-3.</b>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located in an area of potential inundation by seiche or tsunami. A portion of the parcel is located within flood zone AE of Burns Valley Creek. As indicated on the site plan, (Figure 1) access and parking improvements are proposed within the floodway. Clearlake Municipal Code section 17-5.1 outlines standards for construction within flood hazard zones. Compliance with this chapter will reduce impacts to <b>less than significant.</b>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project would not conflict with or obstruct any water quality or management plans. Additionally, to control runoff, the operation will incorporate appropriate Best Management Practices (BMPs) consistent with City code and State Storm Water Drainage Regulations to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the local storm drainage system. All grading measure shall adhere to all Federal, State and local agency requirements. <b>Less than Significant.</b>
<b>SECTION XI. LAND USE AND PLANNING</b> <i>Would the project:</i>							
a) Physically divide an established community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is in the outskirts of the city limits, and in close proximity to the County of Lake’s Jurisdiction. The surrounding development includes but is not limited to commercial/industrial development and rural residential development. Therefore, the project will not physically divide an established community. Therefore, the project will not physically divide an established community. <b>No Impact</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is consistent with the site’s General Plan designation (Industrial) and zoning (“I” Industrial District); therefore, it would not require any amendments to the City’s General Plan. Consistent with this land use designation, the project site is zoned Industrial, with a Cannabis Combining Zone. Therefore, this area is targeted for commercial cannabis use and development. The project is, however, be subject to a Use Permit, approved by the Planning Commission in accordance with the City of Clearlake Municipal Code.

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
							Upon issuance of the Use Permit and with the incorporated mitigation measures and conditions of approval ( <i>including obtaining and maintaining all necessary Federal, State and local agency permits</i> ), the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s). Additionally, the California Department of Food & Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license. The project is required to be licensed with the State Department of Cannabis Control (DCC) for cultivation, distribution, manufacturing and other cannabis-related activities. <b>Less Than Significant Impact.</b>

**SECTION 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The operation would not result is the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. <b>No Impact</b>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The operations would not 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. <b>No Impact</b>				

**SECTION XIII. NOISE & VIBRATIONS**

*Would the project:*

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. There will be vehicles entering and exiting the project premises, however these noise levels are minimal as along Ogulin Canyon Road. The applicant shall adhere to all Federal, State and local agency requirements regarding noise standards. <b>Therefore, to ensure impacts related to the Noise are minimized, the following mitigation measures have been implemented.</b>  <b><u>Mitigation Measures:</u></b> <b>NOI-1: All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.</b>  <b>NOI-2: Permanent potential noise sources such as, generators used for power shall be designed and located to minimize noise impacts to surrounding properties.</b>  <b>NOI-3: During construction noise levels shall not exceed 65 decibels within fifty (50) feet of any dwellings or transient accommodations between the hours of 7:00 AM and 6:00 PM. This threshold can be increased by the Building Inspector or City Engineer have approved an exception in accordance with Section 5-4.4(b)(1) of the City Code. An exception of up to 80 decibels may be approved within one hundred (100) feet from the source during daylight hours. Project is expected to result in less than significant impacts with regard to noise and vibration.</b>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of groundborne vibration. <b>No Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is not located within an airport land use plan or within two (2) miles of a public airport. <b>No Impact</b>				
<b>SECTION XIV. POPULATION AND HOUSING</b> <i>Would the project:</i>							
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project would increase employment in the area that might induce some increased population growth, however, this growth would be negligible and not induce substantial 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). <b>No Impact</b>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will result in removal of two manufactured homes and a trailer. Existing residents on the project site will need to relocate. However, this relocation is considered to have a negligible impact on housing displacement in the City. <b>No Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION XV. PUBLIC SERVICES</b>							
<i>Would the project:</i>							
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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 following public services? <ul style="list-style-type: none"> <li>• Fire</li> <li>• Police Protection</li> <li>• Schools</li> <li>• Parks</li> <li>• Other</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, and/or need for new or physically altered government facilities.. The project has been circulated for agency review, including but not limited to Lake County Fire Protection, City of Clearlake Police Department, Local School District and the City of Clearlake – Public Works Division. Conditions of Approval have been incorporated to ensure the project adhere to all applicable requirements of the above agencies. <ul style="list-style-type: none"> <li>• <u>Fire Protection:</u> The project parcel has adequate fire protection through the Lake County Fire Protection District and CA Department of Forestry and Fire Protection.</li> <li>• <u>Police Protection:</u> The project site is served police protection through the City of Clearlake Police Department, including the Lake County Sheriff's Office.</li> <li>• <u>Schools:</u> The project will not result in substantial adverse impact(s) on the local school district.</li> <li>• <u>Parks:</u> The project will not result in substantial adverse impact(s) on the local parks.</li> <li>• <u>Other Public Facilities:</u> The project is will not result in substantial adverse impacts on other public facilities</li> </ul> <p><b>Less Than Significant Impact</b></p>
<b>SECTION XVI. RECREATION</b>							
<i>Would the project:</i>							
a) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project will not increase the use of existing neighborhood and regional parks and/or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project has been reviewed the City of Clearlake Public Works Department, Lake County Fire Protection District and the City of Clearlake Police Department and no adverse comments were received. <b>No Impact.</b>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project does not include recreational facilities and/or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project has been reviewed the City of Clearlake Public Works Department, Lake County Fire Protection District and the City of Clearlake Police Department and no adverse comments were received. <b>No Impact.</b>				

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION XVII. TRANSPORTATION</b>							
<i>Would the project:</i>							
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The subject property is located on the south side of Ogulin Canyon Road approximately 2,000 feet east of its intersection with State Route 53. Access to the project site would be by a private driveway off of Ogulin Canyon Road. Ogulin Canyon Road is considered a local street and State Route 53 is considered an expressway in the City’s General Plan. The project will not conflict with any program or policy addressing the City’s circulation system. A traffic study conducted by W-Trans, dated September 21, 2021 (Attachment F) indicates that the daily volume for Ogulin Canyon Road is 220 vehicle trips to the west of the mini storage facility and 60 vehicle trips to the east. Roadways with volumes of 400 vehicles per day or less are considered “Very Low Volume Roadways” under criteria published by the American Association of State Highway and Transportation Officials (AASHTO). The traffic study also indicates that although there are no pedestrian, transit, or bicycle facilities in the vicinity of the project sites, the existing condition is acceptable given that the project sites are located in an automobile-oriented rural area without any expected demand for walking or transit and limited demand for bicycling.</p> <p>Pursuant to Ordinance Number 247-2020, the City of Clearlake added Article 3-8 to chapter III of the Municipal Code allowing the collection of traffic impacts fees. The development impact fee revenue will be collected and used to cover the cost of capital facilities and infrastructure required to serve new development and growth in the city. However, impact fee revenue cannot be used to cover the operation and maintenance costs of these or any other facilities and infrastructure. A Condition of Approval will be incorporated detailing the amount due per 1,000 square feet. <b>Less Than Significant Impact</b></p>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The traffic study indicates that this project would result in an increase in 107 daily vehicle trips, with a peak hour increase in 18 trips. This study also references three other cannabis projects in this industrial area cumulatively increasing daily trips to 259, with a peak hour of 44. The study evaluated traffic impacts at the intersection of SR 53/Ogulin Canyon Road and indicates that cumulatively, these projects would not result in a significant adverse impact on this intersection and this intersection would continue operating acceptably with trips from each individual project added to existing volumes and all four projects would have an acceptable effect on operation of the surrounding roadway network. The study further indicates that the daily volume for Ogulin Canyon Road is 220 vehicle trips to the west of the mini storage facility and 60 vehicle trips to the east. Roadways with volumes of 400 vehicles per day or less are considered “Very Low Volume Roadways” under criteria published by the American Association of State Highway and Transportation Officials (AASHTO). Collectively, the four projects are anticipated to result in 122 daily trips during typical operation and 259 trips during harvest conditions. Assuming that harvest conditions will account for three months out of the year, the projects would result in an annual ADT volume of 156 daily trips so even with the addition of new project trips the entire section of Ogulin Canyon Road would still have a daily volume below 400 vehicle trips per day and the designation as a “very low volume” roadway would be retained. The City’s 2040 General Plan (adopted in 2017) references this area as the Ogulin Canyon Industrial Center as one of several community growth areas. As such, traffic impacts from anticipated growth, including the Ogulin Canyon Industrial Center, has been reviewed for cumulative impacts. The proposed project has similar characteristics as those anticipated in the General Plan.</p> <p>Regarding CEQA Section 15064.3, Vehicles Miles Traveled (VMT), the traffic study indicates that the project, combined with the other three cannabis projects, would have a less than significant impacts on VMT under small project screening threshold based on OPR guidance. <b>Less Than Significant Impact</b></p>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The traffic study indicates that no collisions recorded at the intersection of SR 53/Ogulin Canyon Road or on Ogulin Canyon Road during the most recent five-year study period. The study concludes that there are no readily apparent safety issues in the Ogulin Canyon Industrial Center. The project is expected to increase vehicle travel on Ogulin Canyon Road and increase the use of the access driveway from the project site to the Street. However, the driveway intersection has clear sight visibility. So this increase travel is not expected to result in any significant increased hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). <b>Refer Response in Section XVII(a). Less Than Significant Impact.</b>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As proposed, the project is not expected to result in any impact to providing adequate emergency access. However, during times that Burns Valley Creek is heavily inundated, access and emergency access to the site operations will be constrained. The project plans were circulated for review to City of Clearlake Police Department, Lake County Fire Protection District, California Department of Transportation, Lake County Fire Protection Districts, CA Department of Transportation (Caltrans) and the City of Clearlake Community Development Department (Public Works, Building and Planning. No adverse comments were received. The applicant will obtain all the necessary Federal, State, and local agency permits for any works that occurs with the right-of-way and will be subject to the City's traffic impact fee program. Participation in this program will mitigate any cumulative impacts on the City's transportation system. <b>Less than Significant impact.</b>

### SECTION XVIII. TRIBAL CULTURAL RESOURCES

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.</b>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>See Response to Section V(a): Less than Significant Impact with the incorporated mitigation measure CUL-1 through CUL-3.</b>

### SECTION XIX. UTILITIES AND SERVICE SYSTEMS

*Would the project:*

a) Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities. The project parcels will be served on an onsite waste management system (septic) and onsite well(s) and have power through PG&E. The applicant will adhere to all necessary federal, state and local agency requirements including requirements of the Environmental Health Division of the
---	--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
telecommunications facilities, the construction or relocation of which could cause significant environmental effects?							County Health Services Department as outlined in the September 9, 2021 letter from Environmental Health (Attachment A-G). <b>Less Than Significant Impact</b>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See response to section X-b). According to the Water Availability Report dated October 2021, the water for both proposed domestic and irrigation uses will be delivered from a new water well drilled in late September/early October, 2021. This system will use ground water pumped from the well directly into a new 50,000-gallon elevated water tanks for distribution to the building(s) plumbing system and to the greenhouses for irrigation. The well is approximately 300 feet deep and has a capacity of 100+ gallons per minute (see Water Availability report). <b>Less Than Significant Impact</b>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is situated in a rural rea of the County within the City Limits of Clearlake and requires an on-site Waste Management System (Septic). The applicant shall adhere to all Federal, State, and local regulations regarding wastewater treatment and water usage requirements. <b>No Impact</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. The operation has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s). <b>Less Than Significant Impact</b>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project parcels will be served by an onsite waste management system and onsite well(s). All septic systems and/or wells shall be installed and adhere to all applicable Federal, State, and local agency requirements. All vegetative waste will be composted onsite, including all soil from any ground disturbance (if necessary). All other waste will be handled in accordance with all Federal, State, and local agency requirements and brought to a proper facility that is able to process such waste. <b>Less Than Significant Impact</b>
<b>SECTION XX. WILDFIRE</b>							
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>							
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property is located within the State Responsibility Area (SRA) and is in a 'Moderate to High' Fire Hazard Severity Zone. The site has an average cross slope is less than 20% and has a moderate fuel load but the cultivation area will be clear of vegetation, including being routinely maintained. The SRA regulations (if applicable) will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. The property shall maintain fire breaks around all structures, shall adhere to all necessary Federal, State, and local agency requirements. <b>Less Than Significant Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	<p style="text-align: center;"><b>All determinations need explanation.</b>  <b>Reference to documentation, sources, notes and correspondence.</b></p>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will not exacerbate wildfire risks and/or expose persons to pollutant concentrations in the event of a wildfire in the area. Additionally, the applicant will adhere to all Federal, State, and local fire requirements/regulations, including all mitigation measure and/or conditions of approval imposed on such use. <b>Less than Significant Impact</b>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All infrastructure will be routinely maintained to ensure all Federal, State, and local agency requirements are being satisfied, including all necessary City Codes and/or regulations. Additionally, prior to operation the applicant(s) will make all necessary improvements to the project site, such as access/roadways, fuels breaks, and emergency water source/water tanks. <b>Less than Significant Impact</b>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project area to be developed is not located within the vicinity of known waterways nor is it located within a designated flood zone. Therefore, the risk of flooding/runoff, landslides, slope instability, or drainage changes would not be increased due to this project. <b>Less Than Significant Impact</b>

IMPACT CATEGORIES*	1	2	3	4	5	6	All determinations need explanation. Reference to documentation, sources, notes and correspondence.
<b>SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>							
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural/tribal resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. <b>With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment or add to any wildfire risk.</b>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biological Resources; Cultural/Tribal Resources; Geology & Soil; Noise & Vibration; and Hazards & Hazardous Materials. 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. It is also noted that the City’s 2040 General Plan Environmental Impact Report identifies the project site as within a major growth area; the Ogulin Canyon Industrial Center. As such, cumulative environmental impacts from development within this growth center have been previously addressed in the EIR. <b>The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.</b>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Biological Resources; Cultural/Tribal Resources; Geology & Soil; Noise & Vibration; Hazards & Hazardous Materials and have the potential to impact human beings. <b>Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels.</b>

**INITIAL STUDY SUMMARY:** Based on the review of the proposed project site and surrounding area, appropriate mitigation measures were identified to mitigate potentially significant impacts to a level below adversity for Aesthetics, Air Quality, Cultural Resources/Tribal Resources, Hazards & Hazardous Materials, Hydrology/ Water Quality, and Traffic Circulation. Assuming implementation of the identified measures and standard conditions of project approval of the City of Clearlake and other pertinent agencies, no adverse impacts are anticipated.