



COUNTY OF LAKE

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

Dated: November 30, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 21-56

1. **Project Title:** Fire Mountain Ranch Lower Lake
2. **Permit Numbers:** Major Use Permit UP 21-53
Initial Study IS 21-56
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Andrew Amelung, Program Manager, (707) 263-2221
5. **Project Location(s):** 21506 Morgan Valley Road, Lower Lake, CA
APN: 012-069-17
6. **Project Sponsor’s Name/Address:** Fire Mountain Ranch Lower Lake, LLC
5599 San Felipe Street, Suite 110
Houston, Texas 77056
7. **General Plan Designation:** Rural Lands
8. **Zoning:** Split; “APZ-RL”: Agricultural Preserve – Rural Lands
9. **Supervisor District:** District One (1)
10. **Flood Zone:** “D” Areas of undetermined flood hazard
11. **Slope:** Varied; cultivation sites are less than 10%
12. **Fire Hazard Severity Zone:** SRA – Moderate to Very High Fire Hazard
13. **Earthquake Fault Zone:** Not located within an Earthquake Fault Zone
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** 79.01 Acres
16. **Waste Management:** Proposed On-site Waste Management System (Septic)
17. **Water Access:** Existing onsite groundwater wells
18. **Environmental Setting and Existing Conditions**
The Project Parcel/Property is located on the eastern slopes of Sky High Ridge/Mountain, within the Rocky Creek-Cache Creek watershed, and approximately 4.5 miles east of Lower

Lake, CA. The Project Parcel is accessed via a shared private gravel access road off of Morgan Valley Road. Historical land uses of the Project Parcel include extensive agriculture (animal grazing), collective cannabis cultivation, as well as a rural residential estate. The property was burned in the Rocky Fire of 2015.

Topography of the Project Parcel is undulating, with elevations that range from approximately 2,520 to 2,770 feet above mean sea level. Multiple ephemeral Class III watercourses form on and flow towards the center of the Project Parcel. The ephemeral watercourses flow into two manmade ponds and two freshwater marshes/wetland areas near the center of the Project Parcel. Overflow and seepage from these ponds feed an unnamed intermittent Class II watercourse that flows off of the Project Property through its eastern parcel boundary. Additionally, there's a third manmade pond located in the northern half of the Project Parcel, that captures runoff from the slopes immediately surrounding the pond, and feeds one of the ephemeral watercourses that flow towards the center of the Project Parcel.

The proposed cultivation site will be established in an area that has been used for agricultural purposes. As such, no trees or vegetation will be removed to establish the proposed cultivation operation.



Figure 1. Aerial Image of Project Parcel/Property

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

The applicant, Fire Mountain Ranch Lower Lake, LLC, is requesting approval of a Major Use Permit for commercial cannabis cultivation, to allow up to three (3) A-Type 3 “Medium Outdoor” and three (3) A-Type 1C “Specialty Cottage” licenses, with a combined outdoor canopy area of 138,180 ft². Proposed ancillary facilities include a 6,000 ft² Processing Facility

and a 160 ft² Pesticides & Agricultural Chemical Storage Structure. Cultivation areas will be secured with six (6) foot tall wire fences with privacy mesh where necessary to screen the cultivation/canopy area(s) from public view. The growing medium of the proposed outdoor cultivation/canopy area(s) will be an in-ground amended native soil mixture, composed of native soil and compost. The proposed 6,000 ft² Processing Facility, would be composed of a metal building on a concrete pad, and equipped with fans, dehumidifiers, and roof-mounted solar panels. All water for the cultivation operation will come from three existing onsite groundwater wells. All cannabis waste generated from the proposed cultivation operation will be chipped and composted onsite. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) will be stored within a proposed 20-foot metal shipping/storage container (Pesticide & Agricultural Chemicals Storage Area).

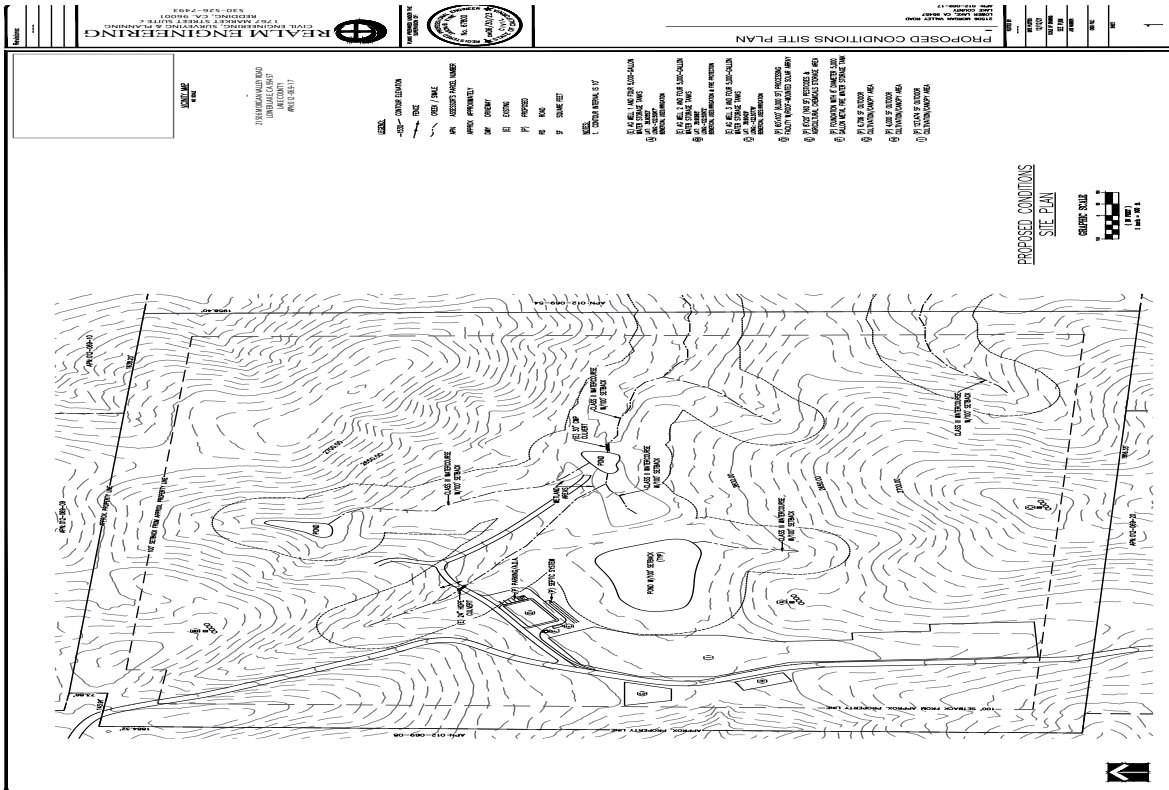


Figure 2. Proposed Conditions Site Plan

CONSTRUCTION/SITE DEVELOPMENT ACTIVITIES:

The proposed Pesticide & Agricultural Chemicals Storage Area would be delivered to the site and installed on a compacted gravel surface with earth anchors. Establishing the proposed outdoor cannabis cultivation areas would involve ripping and discing of the native soils and incorporating compost with a tractor, then surrounding the cultivation areas with wire fences. Construction of the proposed Processing Facility would involve the delivering of construction materials to the project site, the pouring of a concrete foundation, and the erecting of the metal building. All construction activities, including engine warm-up, will occur between 9:00 am and 6:00 pm Monday through Friday, and are expected to take five to six weeks. Construction/development of the project is anticipated to generate 80 to 120 trips and require four to six workers.

POST CONSTRUCTION CULTIVATION ACTIVITIES:

- On-site processing (drying, trimming and packaging) of product.
- Fertilizers and pesticides will be stored in a secure designated structure and in accordance with all applicable laws and regulations.
- Operation will occur from 8:00 am to 6:00 pm, Monday through Saturday. All gates will be closed and locked outside of normal operational hours and/or when authorized personnel are not present.
- All cannabis waste will be composted on-site and incorporated into the soils of the cultivation area(s) as a soil amendment.
- Number of Shifts and Employees:
 - Non-Harvest Season: Two (2) shifts with up to 6 employees during peak shift.
 - Harvest Season: Three (3) shifts with up to 16 employees during peak shift.
- The applicant anticipates to generate the following trips (daily drips, delivery/pick-up, miscellaneous, etc.)
 - Anticipated Trips during Non-harvest Season is 8 to 12 trips per day
 - Anticipated Trips during Harvest Seasons is 16 to 24 trips per day
 - 1-2 deliveries/pickups per week
 - Approximately 8 miscellaneous trips per week
- The operation will implement and maintain Best Management Practices (BMPs) in accordance with all applicable Federal, State and local agency requirements, in Chapters 29 and 30 of the Lake County Code. All BMPs will be maintained for the life of the project.

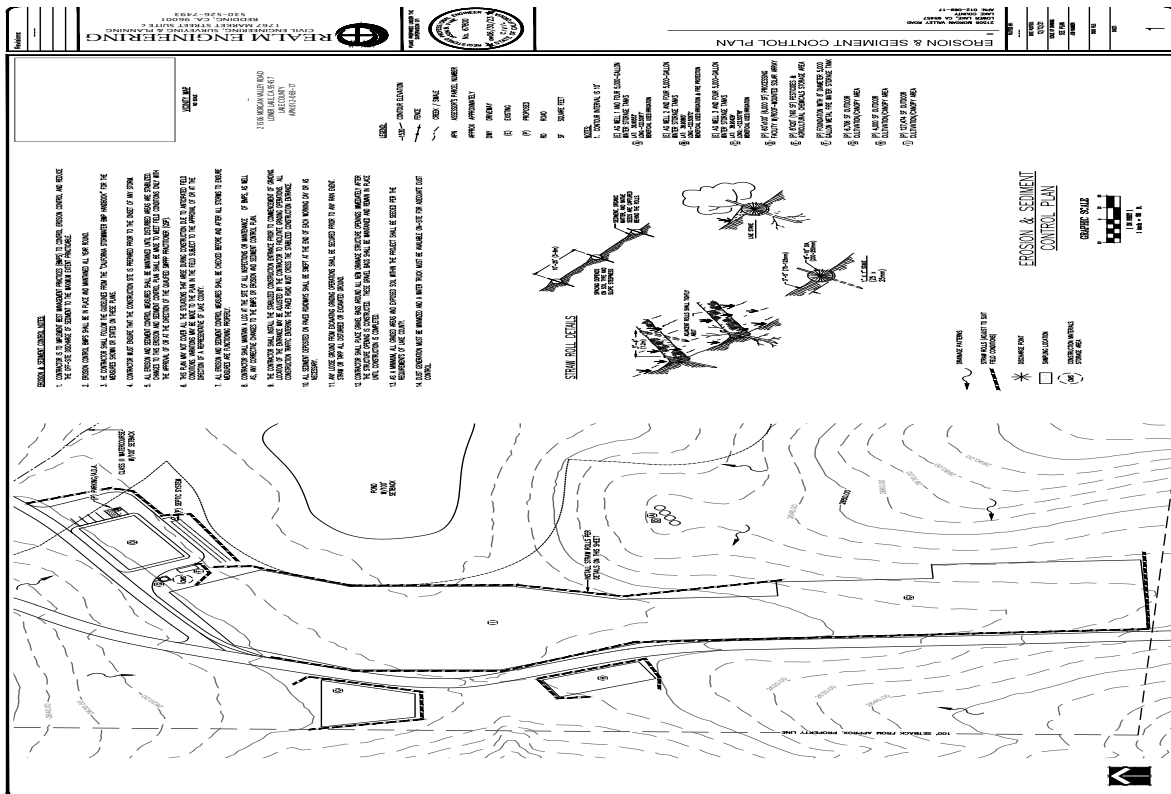


Figure 3. Erosion and Sediment Control Site Plan

WATER USAGE AND HYDROLOGY:

All water used for the cultivation operation will be supplied by three existing onsite groundwater wells. The applicant proposes to install twelve (12) 5,000-gallon heavy-duty plastic water storage tanks on the project parcel to provide additional stored water for irrigation purposes. The water storage tanks will be equipped with float valves to shut off the flow of water from the well and prevent the overflow and runoff of irrigation water when full. Water supply lines will feed irrigation water from the water storage tanks to the irrigation systems of the proposed cultivation areas. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair. The drip irrigation system of the proposed cultivation/canopy areas will be composed of black ploy tubing and drip tapes/lines and emitters.

The applicant has provided a Hydrogeologic Assessment Report prepared by Hurvitz Environmental Services, Inc. The report indicates that the proposed project would have an estimated annual water usage requirement of 6.86 acre-feet (2,235,440 gallon), with a peak anticipated daily water demand of approximately 14,567 gallons, and an average water demand of approximately 9,107 gallons per day during the cultivation season (April through November). The report concluded that based on the well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area, and that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. Please see *Section X. Hydrology and Water Quality* for additional details.

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

All of the surrounding parcels have a Land Use designation of “RL” Rural Lands and “APZ” Agricultural Preserve Zone, and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.

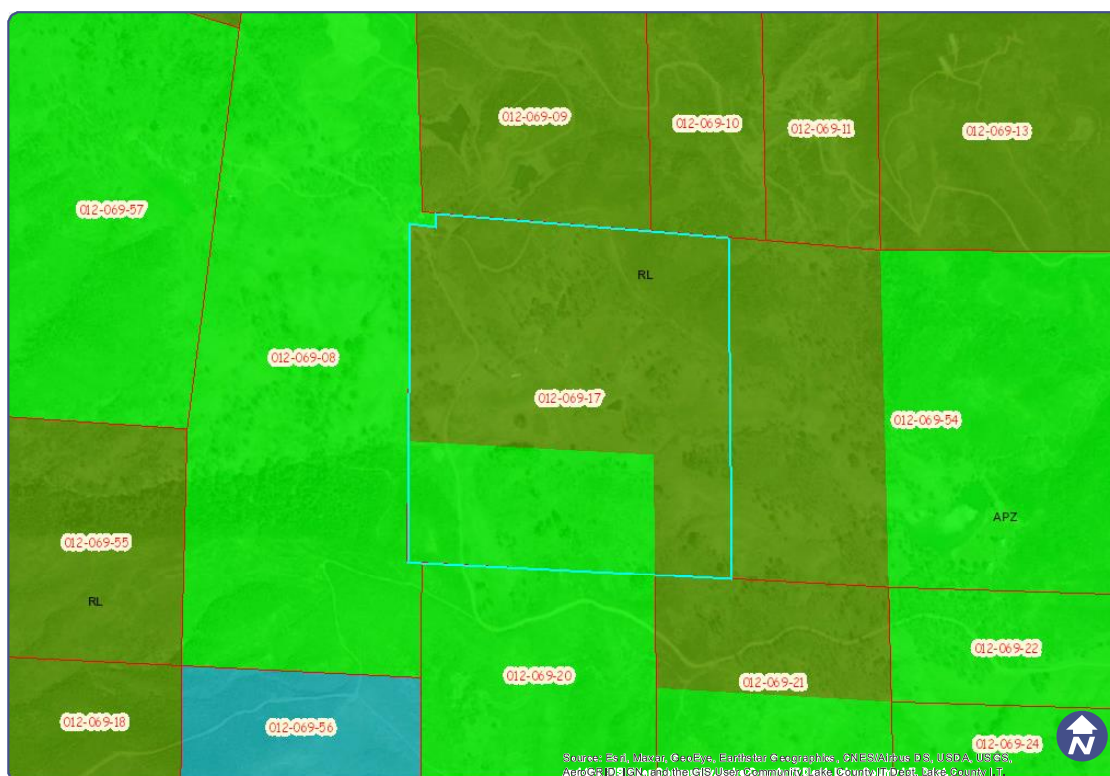


Figure 4: Zoning Project Parcel and Surrounding Properties

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

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

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

Notification of the project was sent to local tribes on November 29th, 2021. Big Valley Band of Pomo deferred to comment on June 26, 2020. The Community Development Department did not receive an AB 52 Tribal Consultation for this project. The California Historical Resources Information System (CHRIS) stated that there was no record of any previous cultural resource studies for the proposed project area. The CHRIS report recommends the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. A cultural survey was conducted of the project site on September 9th, 2021, and is discussed in the Tribal/Cultural Resources Sections of this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Roy Sherrell, Environmental and Regulatory Compliance Consultant
 Edited By: Eric Porter, Associate Planner, County of Lake



Signature: _____

Date: 11/30/2022

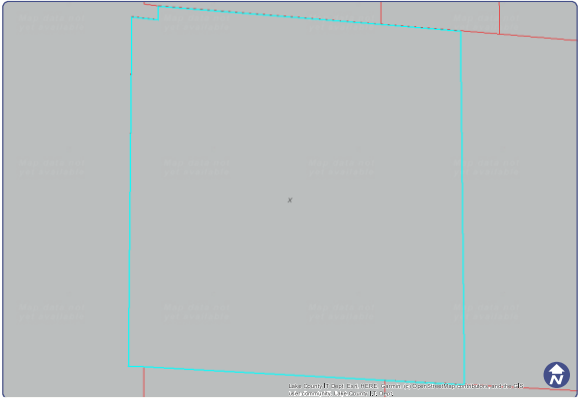
**Mireya Turner, Director
 Community Development Department**

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

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

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located in a rural area that is over a mile from the nearest public road (Morgan Valley Road). There are no scenic vistas on or adjacent to the subject site. The cultivation site is completely hidden from public views and adjacent properties due to vegetation and topography. Therefore, this project is not anticipated to impact views of mountains, open views of undeveloped land or other scenic vistas. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		There are no rock outcroppings or historic buildings on the project property, and the project does not include/propose tree removal. Additionally, there are no state scenic highways within 5 miles of the project site. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The project is not located within an urbanized area and does not conflict with the applicable zoning and/or regulations governing scenic quality. The project will not impact a non-urbanized area and/or substantially degrade the existing visual character or quality of public views. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project has some potential to create additional light and/or glare through exterior security lighting. The applicant shall be conditioned to require all lighting meets the recommended lighting standards found in darksky.org lighting recommendations. This is a typical condition of approval for all land use projects that involve site development. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The proposed cultivation site is in an area designated as "Other Land" (non high-value farmland) by the Farmland Mapping and Monitoring program. The proposed activities are agricultural in nature and are consistent with the current and past use of the property, the surrounding existing uses, and existing zoning. Therefore, the Project would not convert farmland to non-agricultural use.  <p style="text-align: center;"><i>Figure 5. Farmland Mapping and Monitoring Program designation on the Project Property</i></p> <p style="text-align: center;">Less than Significant Impact</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The project will utilize approximately 4 acres (5%) of the 79-acre Project Parcel, and approximately one-half of the project site is within an area that is under a Williamson Act contract. The proposed use will not conflict with the existing zoning for agricultural use or a Williamson Act Contract as the proposed activities are agricultural in nature and are consistent with the current and past use of the property, surrounding uses, and existing zoning.	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The Project Parcel is zoned Rural Lands (RL) and Agricultural Preserve Zone (APZ), and does not contain forest land or timberland (as defined in Public Resources Code sections 12220(g) and 4526). Therefore, the proposed use will not conflict with existing zoning, or cause rezoning of forest land, timberland, or timber production as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest.	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		The project will 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. Less than Significant Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads. Fugitive dust will be controlled by:</p> <ul style="list-style-type: none"> • Applying gravel or crushed rock to the primary access roads and parking areas of the property. • Wetting soils with a mobile water tank and hose during ground disturbance activities. • Delaying ground disturbance activities until site conditions are not windy. • Eliminating and/or covering soil stockpiles. <p>Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s), or when being processed (drying, curing, trimming) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the generous setbacks provided from property lines, neighboring residences, and outdoor activity areas. Additionally, the ventilation and exhaust system(s) of the proposed Processing Facility (where processing activities would occur) will be equipped with carbon filters/air scrubbers to prevent cannabis odors from emanating from the building.</p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>Less Than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and the use of generators is only allowed during an emergency (i.e. a power outage).</p> <p>The cultivation of cannabis would occur outdoors. The proposed Processing Facility will use air filtration systems to mitigate odor and other potential pollutants. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate air quality in this vicinity. The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The nearest sensitive receptor is a residence located approximately 900 feet away from a proposed cultivation area. Levels of pollutants associated with cannabis are typically based on odors and dust migration during site preparation.</p> <p>The Lake County Zoning Ordinance requires the cultivation area be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. Mitigation measures are proposed that will suppress dust migration and odor release during and after site preparation. Burning of cannabis waste is prohibited.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 incorporated</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		<p>The project site is located in a rural area of the County of Lake, where the majority of development is agricultural uses including cannabis cultivation, and limited single family residential dwellings. The operation will not result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the		X			<p>A Biological Site Assessment, dated June 14, 2021, was prepared by Natural Investigations Co. for the project. The assessment provides information about the biological resources within the study area; the regulatory environment affecting such resources; any potential project-related impacts upon these resources; and identifies the mitigation measures and other recommendations to reduce the</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
California Department of Fish and Game or U.S. Fish and Wildlife Service?					<p>significance of impacts. Three wildlife and botanical field surveys were performed qualified biologists for the Biological Site Assessment on August 29th, 2018, April 21st, 2021, and May 13th, 2021.</p> <p><u>Wildlife Habitat</u> The project parcel contains the following wildlife habitat types: Urban; Barren; Annual Grassland; Chamise-Redshank Chaparral; Fresh Emergent Wetland; Riverine; Lacustrine.</p> <p><u>Critical Habitat/Special Status Habitat:</u> According to the Assessment, no critical habitat for any federally-listed species occurs within the Project Area or the surrounding Study Area. No terrestrial special-status habitats were detected on the project parcel. There are several water resources on the property, including three ponds, one Class II Watercourse and four Class III Watercourses. These aquatic special-status habitats were identified and mapped on the project parcel.</p> <p><u>Habitat Plan and Wildlife Corridors:</u> No designated wildlife corridors exist on the project property, nor is it located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan. Although there are no designated wildlife corridors, the open space of the project parcel allows for unrestricted animal movement.</p> <p><u>Summary and Findings of the Report:</u></p> <ul style="list-style-type: none"> • The property does not contain specialized soils that sustain special-status plants, such as serpentine or volcanic soils. Three CDFW protocol botanical field surveys were conducted, and no special-status plant species were detected. Thus, implementation of the proposed project will not directly impact any known special status plant population. • No special-status animal species have a moderate or high probably of occurrence within the Project Area. The persistent aquatic habitats of the property (ponds and intermittent channels) contain suitable habitat for special-status animals and may attract wildlife in general. The proposed project has been designed to avoid aquatic habitats, and water resources in general, by buffers of 50 to 150 feet, and vegetative buffer strips are present in between the water resources and the project areas. No direct impacts to special-status animals are expected from implementation of the proposed project. • Implementation of 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. Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, or provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved governmental habitat conservation plan. • Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. 	

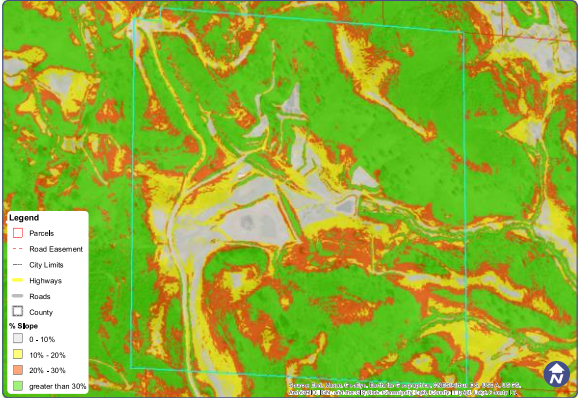
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> The project property contains suitable nesting habitat for various bird species, however, no nesting activity was observed in the project area during the field surveys. Riparian corridors are focal areas for birds, and small patches of riparian habitat are present on the project property. However, implementation of the project will have no impact on the riparian habitat. <p>The mitigation measures below would reduce impacts to less than significant:</p> <p>BIO-1: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board’s Cannabis General Order (Order No. WQ 2019-001-DWQ).</p> <p>BIO-2: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses</p> <p>BIO-3: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool.</p> <p>BIO-4: Prior to commencement of activities within the bed or bank of a creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impacts to a less than significant level.</p> <p>BIO-5: Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present.</p> <ul style="list-style-type: none"> If any listed species are detected, construction shall be delayed, and the appropriate resource agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed. <p>BIO-6: If construction activities occur during the nesting season (usually March through September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas, within seven days prior to the commencement of ground disturbing activities.</p> <ul style="list-style-type: none"> If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-6 incorporated	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>No special-status plant or animal species or terrestrial special-status habitat was detected on the project property during the three field surveys conducted for the Biological Site Assessment for this project. There are several aquatic special-status habitats on the project property, including three ponds, one Class II Watercourse and four Class III Watercourses.</p> <p>Implementation of the project will not 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, with the mitigation measures identified in Section IV a) (above).</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-6 incorporated</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			<p>The project property contains a small region of perennial freshwater marsh, found along both sides of the intermittent creek, between the large and small ponds. Marsh vegetation consisted of rush (<i>Juncus</i> sp.), narrow-leaved milkweed (<i>Asclepias fascicularis</i>), pennyroyal (<i>Mentha pulegium</i>) and bull thistle (<i>Cirsium vulgare</i>). There are no vernal pools or other isolated wetlands in the Study Area.</p> <p>Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. The applicant shall implement the mitigation measures identified in Section IV a) (above), to avoid impacts to the freshwater marsh/wetland of the project property.</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-6 incorporated</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>Implementation of 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.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>The proposed use will not conflict with any local policies or ordinances protecting biological resources such as tree preservation. Tree removal is not proposed for this project.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		<p>There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site or project.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resource Evaluation was prepared by Wolf Creek Archaeology Services and dated September 14, 2021.</p> <p>According to the Cultural Resource Assessment, a pedestrian survey within the project area was conducted on September 9th, 2021. All portions of the project area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced no greater than 5 meters apart. During the survey, all visible ground surfaces were carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, and historic-era debris.</p> <p>Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that the project area had not been previously inspected for cultural resources, and that one prehistoric site had been recorded within 1 mile of the project area. Additionally, on September 1st, 2021, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file for the project area, and an email requesting information concerning cultural resources in the area was sent to the Tribal Historic Preservation Officer (THPO) for the Middletown Wappo Tribe. No responses were received from the NAHC or THPO.</p> <p>One old almond tree and a small area of historic ranch and earth moving equipment was discovered. Isolated historic items within the small area of historic ranch and earth moving equipment included 2 horse-drawn cultivators, 2 horse-drawn dirt scoops, a large "Hercules" cable block, a 1948 Shaw "Pappy Pal" Model A2 walk-behind tractor, and a welded water heater with a "Wedgewood" feeder door.</p> <p>Lake County is rich in tribal history. Because of this, standard practice of the County is to require several specific mitigation measures in the event that potential artifacts, relics or human remains are discovered during any site disturbance. Although the likelihood of such items being found is small due to the lack of new site disturbance that is needed, the following mitigation measures will further ensure a measure of protection of tribal resources:</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the culturally affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Department.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less than Significant with Mitigation Measures CUL-1 through CUL-2 incorporated.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			No changes are expected to archaeological resources, and mitigation measures are added in case of any inadvertent discoveries of relics, artifacts or remains during site disturbance. Less than Significant Impact with Mitigation Measures CUL-1 through CUL-2 incorporated	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Disturbance of human remains is not anticipated based on the summary within the Cultural Study undertaken for this project. In the event of discovery of human remains during site disturbance, the applicant shall halt all work and immediately contact the surveying Archaeologist, the Lake County Sheriff's Department, the culturally-affiliated Tribe(s), and the Community Development Department for respectful re-interment of any human remains. Less than Significant with Mitigation Measures CUL-1 through CUL-2 incorporated	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The proposed project consists of outdoor cultivation. The overall power usage of this facility would be minimal and limited to powering security systems, water pumps, minor outdoor lighting and cannabis processing equipment. Electricity will be provided by a roof-mounted photovoltaic solar array with a battery bank and gasoline-powered generator back-up, which is only allowed during emergency situations such as power outages. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency. No Impact	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards. The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> The project property is hilly, with many slopes that are greater than 30%, but the project site is minimally sloped (less than 20%	2, 5, 6, 7, 17, 18, 19, 29, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					slopes). According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel is not located within and/or adjacent to an existing known "landslide area". Less than Significant Impact	
b) Result in substantial soil erosion or the loss of topsoil?		X			The outdoor cultivation areas would be established on contour, by ripping, plowing/discing and furrowing the native soils of the project property. Each fall, the native soil/growing medium of the proposed outdoor cultivation areas would be plowed/disced and planted with a nitrogen-fixing cover crop, to stabilize the site for the winter wet weather period. The applicant has provided an engineered Erosion and Sediment Control Plan that addresses potential erosion through the application of gravel/rock to access roads, weed-free straw mulch to disturbed areas, and the installation of straw wattles around the proposed outdoor cultivation areas and structures. Additionally, the applicant shall comply with the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-001-DWQ) and Chapters 29 and 30 of the Lake County Code, to protect water quality through the implementation of Best Management Practices (BMPs) / Best Practicable Treatment or Control (BPTC) measures, which include erosion and sediment control BMPs/BPTC measures. The following mitigation measure has been added to reduce the potential impacts to less than significant: GEO-1: The applicant shall install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project. Said measures shall be monitored and maintained for life of the project and replaced/repared when necessary. Less Than Significant with Mitigation Measure GEO-1 incorporated.	2, 5, 6, 7, 17, 18, 19, 29, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>The project property is hilly, with many slopes that are greater than 30%, but the project site is minimally sloped (less than 20% slopes). According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel is not located within and/or adjacent to an existing known "landslide area".</p>  <p><i>Figure 5: Slopes of the Project Property</i></p> <p>Soils of the project property are identified as the Skyhigh-Sleeper-Millsholm association and Skyhigh-Millsholm loams by the soil survey of Lake County, prepared by the U.S.D.A., and characterized as gravelly and clay loams. The Skyhigh-Sleeper-Millsholm association and Skyhigh-Millsholm loams are considered "generally stable" and not in danger of lateral spreading, subsidence, liquefaction or collapse.</p> <p>Less Than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	<p>The proposed structures would be located on soils that are identified as the Skyhigh-Sleeper-Millsholm association (Type 212 soils) by the soil survey of Lake County, prepared by the U.S.D.A., and characterized as clay loams derived from residuum weathered from sandstone and shale. Clay loams of the Skyhigh-Sleeper-Millsholm association are not considered an expansive soil, as defined in Table 18-1-B of the Uniform Building Code.</p> <p>No Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The proposed project would be served by a new septic/wastewater disposal system. The proposed system would be located in an area with Type 212 soils. According to the USDA Soil Survey, the main limitation of these soils is slow permeability. However, if the soil is used for septic tank absorption fields, the limitation of slow permeability can be minimized by increasing the size of the absorption field or by using specially designed sewage disposal systems. Therefore, the project property does not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater.</p> <p>The applicant is required to obtain a permit from the Lake County Division of Environmental Health for the proposed septic system. The Lake County Division of Environmental Health will require a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements.</p> <p>Less Than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		<p>The project site does not contain any known unique geologic features or paleontological resources. Disturbance of these resources is not anticipated.</p> <p>Less than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). Some new construction activities will occur on the site (construction of the proposed Processing Facility), and there are minimal greenhouse gas emissions that could result from outdoor cultivation activities. The operation would cause the generation of carbon dioxide from vehicle trips for employees. However, the outdoor cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will, to a small degree, help capture carbon dioxide.</p> <p>Construction/ development of the project is anticipated to generate 80 to 120 trips, and the applicant anticipates to generate the following trips during operation (daily drips, delivery/pick-up, miscellaneous, etc.):</p> <ul style="list-style-type: none"> • Anticipated Trips during Non-harvest Season is 8 to 12 trips per day • Anticipated Trips during Harvest Seasons is 16 to 24 trips per day • 1-2 deliveries/pickups per week • Approximately 8 miscellaneous trips per week <p>Greenhouse gasses emitted as a result of the proposed project are not anticipated to be excessive, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		<p>The project site is located within the Lake County Air Basin, which is under jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significance for greenhouse gases. This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p><u>Chemicals Storage and Effluent</u> According to the applicant, chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). 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, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). Petroleum products will be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. No effluent is expected to be produced by the proposed cultivation operation.</p> <p><u>Solid Waste Management</u> According to the applicant, the types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as plastic mulch and plastic/fertilizer/pesticide bags and bottles) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation areas. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a dump trailer and hauled to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The Eastlake Landfill is the closest Lake County Integrated Waste Management facility to the project site.</p> <p><u>Site Maintenance</u> According to the applicant, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation operation to provide for visibility and security monitoring. Access roads and parking areas will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>preserved throughout the entire site to filter and infiltrate storm water runoff from access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be made available for use whenever staff are onsite and regularly serviced to ensure a safe and sanitary working environment.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>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.</p> <p>HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>HAZ-2: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>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.</p> <p>HAZ-4: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals</p> <p>HAZ-5: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HAZ-6: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p>HAZ-7: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p>HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p> <p>Less Than Significant with Mitigation Measures HAZ-1 through HAZ-8 incorporated</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>All fertilizers, pesticides, and other hazardous materials are to be properly stored in a secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil.</p> <p>Less Than Significant with Mitigation Measures HAZ-1 through HAZ-8 incorporated</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school is located over five (5) miles west of the project property.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<p>The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code 65962.5 were checked for known hazardous materials contamination within 1-mile of the project site:</p> <ul style="list-style-type: none"> • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. <p>The project site is not listed in any of these databases as a site containing hazardous materials as described above, and the project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA).</p> <p>No Impact</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. Morgan Valley Road would be used to evacuate the area of the project site. During evacuations, all persons at the project site would be required to follow emergency responses instructions for evacuations. No Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The cultivation site is mapped as being within 'Moderate' and 'High' Fire Hazard Severity Zones. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space. Please refer to Section XX. Wildfire for additional information. Less Than Significant Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			The project property is located within the Rocky Creek-Cache Creek Watershed (HUC12). Multiple ephemeral Class III watercourses form on and flow towards the center of the project parcel. The ephemeral watercourses flow into two manmade ponds and two freshwater marshes/wetland areas near the center of the project property. Overflow and seepage from these ponds feed an unnamed intermittent Class II watercourse (NHD/DFG Water ID: 116962260) that flows east, off of the project property and into another manmade pond approximately 1,000 feet east of the project parcel. Additionally, there's a third onsite manmade pond located in the northern half of the project property, that captures runoff from the slopes immediately surrounding the pond, and feeds one of the ephemeral watercourses that flow towards the center of the project property. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody, including the manmade ponds and freshwater marshes/wetland areas. Additionally, all cultivation activities will not be located within a flood zone. The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with engineered erosion and sediment control plans and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants. According to the Property Management Plan, the operation will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. 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. Personnel will have access to portable restroom/washroom facilities, at all times when onsite.</p> <p>The project property has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ). The applicant shall maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating.</p> <p>HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4, GEO-1, HAZ-1 through HAZ-8, and HYD-1 incorporated</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			<p>Soils of the project property are identified as the Skyhigh-Sleeper-Millsholm association and Skyhigh-Millsholm loams by the NRCS Web Soil Survey, and characterized as gravelly and clay loams from parent material that was residuum and/or colluvium derived from sandstone and shale. The United States Geological Survey Map of the Santa Rosa Quadrangle defines the area in the vicinity of the Project Parcel as the Lower Cretaceous-Upper Jurassic Great Valley Sequence, composed mostly of marine mudstones, siltstones, sandstones, and conglomerate. The Project Property is not located within any of the 13 groundwater basins/source areas identified in the 2006 Lake County Groundwater Management Plan.</p> <p>All water for the proposed cultivation operation will come from three existing onsite groundwater wells (Ag Wells 1 through 3). Ag Well 1 was drilled to a depth of 508 feet below ground surface (bgs) and has an estimated yield of 7 gallons per minute. Ag Well 2 was drilled to a depth of 309 feet bgs and has an estimated yield of 16 gallons per minute. Ag Well 3 was drilled to a depth of 330 feet bgs and has an estimated yield of 15 gallons per minute.</p> <p>The proposed cultivation operation has an estimated annual water use requirement of 6.86 acre-feet (2,235,440 gallons). The peak anticipated demand for water of the proposed cultivation operation is approximately 14,567 gallons per day, with an average water demand of approximately 9,107 gallons per day during the cultivation season (April through November).</p> <p>The applicant proposes a drip irrigation system as part of the commercial cannabis cultivation, and proposes the following measures in regards to water conservation:</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> • Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. • Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. • Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). • Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. • Install float valves on all water storage tanks to keep them from overflowing onto the ground. <p>The applicant provided a Hydrogeologic Assessment Report prepared by Hurvitz Environmental Services, Inc. The report concluded that based on the well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area, and that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.</p> <p>The report identified that precipitation, primarily as rainfall, is the major source of inflow to the fractured rock aquifer of the project property. The estimated groundwater usage for the entire project including employees is 6.86 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 30.02 acre-feet/year. The recharge available to the site aquifer during severe drought conditions is estimated to be 12.51 acre-feet/year. The report concluded that the quantity of groundwater to be used for the project compared to the average quantity of available groundwater indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.</p> <p>To ensure impacts related to groundwater supplies are minimized, the Lake County Zoning Ordinance requires the following mitigation measure for all cannabis cultivation projects whose water source is a groundwater well:</p> <p>HYD-2: The production well shall have a meter to measure the amount of water pumped. The production well shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p> <p>Less than Significant Impact with Mitigation Measure HYD-2 incorporated</p>	
c) Substantially alter the existing drainage pattern of the site or area, including through the		X			The proposed cultivation areas would require no grading, only tilling and preparation for planting in the ground, and would maintain riparian buffers and grading setbacks of 100 feet.	1, 2, 3, 5, 6, 7, 13, 16, 17,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows? 					<p>Construction of the proposed processing building would require grading outside of riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths.</p> <p>Per the Lake County Zoning Ordinance, outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation of cannabis shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.</p> <ul style="list-style-type: none"> (i) Construction activities and operations of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion and sediment control plan and SWRCB Cannabis General Order. (ii) and (iii) The proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 7,000 ft², or approximately 0.2% of the Project Parcel, through the construction/installation of a 6,000 ft² metal building (proposed Processing Facility) and twelve 5,000-gallon heavy-duty plastic water storage tanks. Thus, the proposed project is not likely to increase the rate or amount of surface runoff or create or contribute to runoff water which would exceed the capacity of an existing drainage system. (iv) The proposed cultivation area is within a Federal Emergency Management Agency (FEMA) Flood Map Zone D, which is identified as areas of undetermined flood hazard. The project is not anticipated to impede or redirect flood flows. <p>The applicant has provided an engineered Erosion and Sediment Control Plan that addresses potential erosion through the application of gravel/rock to access roads, weed-free straw mulch to disturbed areas, and the installation of straw wattles around the proposed outdoor cultivation areas and structures. Additionally, the applicant shall comply with the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-001-DWQ) and Chapters 29 and 30 of the Lake County Code, to protect water quality through the implementation of Best Management Practices (BMPs) / Best Practicable Treatment or Control (BPTC) measures, which include erosion and sediment control BMPs/BPTC measures.</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4, GEO-1, HAZ-1 through HAZ-8, and HYD-1 and HYD-2 incorporated</p>	25, 29, 30, 33, 38
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p>No Impact</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan		X			<p>The Project Property is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order will ensure that the project does not conflict with or obstruct implementation of a water quality control plan.</p> <p>There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future.</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4, GEO-1, HAZ-1 through HAZ-8, and HYD-1 and HYD-2 incorporated</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	<p>The proposed project site is located in a rural area of Lake County, and would not physically divide an established community.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		<p>This project is consistent with the Lake County General Plan and Lower Lake Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The project parcel is zoned "APZ" Agricultural Preserve District and "RL" Rural Lands. Commercial Cannabis Cultivation is an allowable use in the above referenced zoning districts upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The project is consistent with all other development standards within the zoning code for commercial cannabis cultivation.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	<p>According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. Additionally, The Aggregate Resource Management Plan (ARMP) does not identify the project area as a Quarry Resource Area.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 17, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	<p>The County of Lake's General Plan, the Lower Lake Area Plan, nor the Lake County Aggregate Resource Management Plan designate the project site as being a locally important mineral resource recovery site.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 17, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			<p>Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages.</p> <p>This project would have some noise related to construction and site preparation (hours of construction are limited through standard conditions of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages. Although the property size and setbacks would help to muffle noises heard by neighboring properties, the following mitigation measures would decrease these noise levels to an acceptable level:</p> <p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p>NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p> <p>Less Than Significant with Mitigation Measures NOI-1 through NOI-3 incorporated</p>	1, 2, 3, 4, 5
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		<p>The project is anticipated to induce population growth to the area through employment, however, it is not expected to be substantial and increased employment will be approximately 24 employees hired locally.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact</p>	1, 2, 3, 4, 5

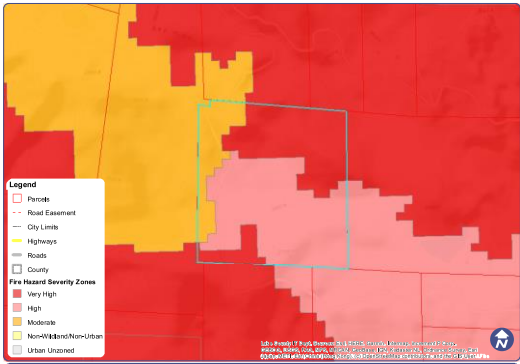
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact	1, 2, 3, 4, 5, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project would generate business income, and increase in local employment opportunities, and increase public fee and tax revenue which may result in a slight increase in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation, could occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities due to the project size and not adding new residents to the communities. Employees would use the existing facilities in their communities. No Impact	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		<p>The proposed project site is accessed via graveled access road off of Morgan Valley Road, a paved and county maintained roadway. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only.</p> <p>There are no known pedestrian or bicycle facilities on Morgan Valley Road in the vicinity of the project. Morgan Valley Road is a two-lane road with narrow shoulders unsuitable for pedestrian or bicycle traffic</p> <p>The applicant will be required to obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: <i>"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."</i></p> <p>Construction would take five (5) to six (6) weeks and construction would occur Monday through Friday from 9 am to 6 pm. Construction would generate 80 to 120 vehicle trips within the 5 to 6 week period. Additionally, the project is expected to generate 12-24 trips per day during operation.</p> <p>To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, and impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant. The project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	<p>The project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).</p> <p>No Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The proposed project will not increase hazards as all roads will remain as is. No Impact	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
e) Result in inadequate emergency access?			X		The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CalFire requirements for vehicle access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. Less than Significant Impact	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES						
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			A Cultural Resource Evaluation was prepared by Wolf Creek Archaeology Services, and dated September 14, 2021. According to the Cultural Resource Assessment, a pedestrian survey within the project area was conducted on September 9th, 2021. All portions of the project area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced no greater than 5 meters apart. During the survey, all visible ground surfaces were carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, and historic-era debris. Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that the project area had not been previously inspected for cultural resources, and that one prehistoric site had been recorded within 1 mile of the project area. Additionally, on September 1st, 2021, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file for the project area, and an email requesting information concerning cultural resources in the area was sent to the Tribal Historic Preservation Officer (THPO) for the Middletown Wappo Tribe. No responses were received from the NAHC or THPO. The Project Area is not eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in Public Resources Code section 5020.1(k) Less than Significant Impact with mitigation measures CUL-1 through CUL-2 incorporated	1, 2, 3, 4, 5, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth		X			It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered. Additionally, the applicant has entered into a Cultural Resources Monitoring	1, 2, 3, 4, 5, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.					and Treatment Agreement with the Tribe that is the Most Likely Descendant of Native American human remains and associated cultural resources found on the Project Property (as designated by the Native American Heritage Commission). Less than Significant Impact with mitigation measures CUL-1 through CUL-2 incorporated	
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by three existing onsite groundwater wells. Water would be pumped and stored in twelve 5,000-gallon water storage tanks located near the cultivation site. The applicant provided a Hydrogeologic Assessment Report prepared by Hurvitz Environmental Services, Inc. The report concluded that based on the well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area, and that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The applicant does not propose relocation or construction of new expanded water, storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects. Additionally, the applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less than Significant Impact	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		<p>The proposed cultivation operation has an estimated annual water use requirement of 6.86 acre-feet (2,235,440 gallons). The peak anticipated demand for water of the proposed cultivation operation is approximately 14,567 gallons per day, with an average water demand of approximately 9,107 gallons per day during the cultivation season (April through November).</p> <p>The applicant provided a Hydrogeologic Assessment Report prepared by Hurvitz Environmental Services, Inc. The report concluded that based on the well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area, and that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.</p> <p>The report identified that precipitation, primarily as rainfall, is the major source of inflow to the fractured rock aquifer of the project property. The estimated groundwater usage for the entire project including employees is 6.86 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 30.02 acre-feet/year. The recharge available to the site aquifer is estimated to be 12.51 acre-feet/year. The report concluded that the quantity of groundwater to be used for the project compared to the average quantity of available groundwater indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.</p> <p>Additionally, the wells will be required to have a meters to measure the amount of water pumped, and continuous water level monitors as required by Article 27 of the Lake County Zoning Ordinance. Therefore, there are no expected impacts to the water supply and availability to serve the project.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	<p>A wastewater treatment provider does not serve, nor is likely to serve, the project property. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		<p>There is adequate solid waste capacity in the Lake County solid waste facility to accommodate the proposed project.</p> <p>All cannabis waste will be ripped/shredded and composted onsite. The applicant anticipates no growing medium waste to be generated as they will recycle/reuse all growing medium.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		<p>The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will be ripped/shredded and compost cannabis waste onsite, and the project is expected to generate minimal solid waste during operation.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All Federal, State and Local requirements related to solid waste will apply to this project, but are not anticipated to create issues that require specific mitigations. Less than Significant Impact	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
XVIII. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The project property is accessed via a gravel access road off of Morgan Valley Road (County Maintained), and located within the State Responsibility Area (SRA). The project property is hilly, however, the cultivation site will be located on flatter portions of the project property. Compliance with SRA regulations 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, including a separate water supply for fire personnel.</p> <p>This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.</p> <p>The proposed project includes the installation of a 5,000-gallon metal fire water storage tank for use during wildfire emergencies. Additionally, according to Property Management Plan, 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			<p>The project property is mapped as being within Moderate, High, and Very High Fire Severity Zones.</p>  <p style="text-align: center;"><i>Figure 6: Fire Severity Zones of Project Property</i></p> <p>The project includes the installation of a 5,000-gallon metal fire water storage tank, which would be used for fire-suppression purposes when needed. Prevailing winds are typically from the west to east in this area. Overall, cannabis cultivation does not exacerbate wildfire risks, and the project would improve emergency vehicle accessibility.</p> <p>WILDFIRE-1: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.</p> <p>WILDFIRE-2: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.</p> <p>WILDFIRE-3: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</p> <p>Less than Significant Impact with Mitigation Measures WILDFIRE-1 through WILDFIRE-3 incorporated</p>	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The site improvements proposed are minimal, and don't rise to the level of warranting additional roads.</p> <p>The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not limited to property line setbacks for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X			<p>The proposed cultivation areas are relatively flat (0 to 20 percent slopes), but the surrounding areas are relatively steep. The erosion and sediment control measures identified in the applicants' Property Management Plan and Erosion and Sediment Control Plan would likely be destroyed in the event of a wildfire on the Project Parcel. Therefore, the erosion and sediment control measures would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.</p> <p>WILDFIRE-4: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.</p> <p>Less than Significant Impact with Mitigation Measure WILDFIRE-4 incorporated</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIX. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			<p>The project proposes the cultivation of commercial cannabis in a rural area of the County on a parcel that is zoned “RL” Rural Lands and “APZ” Agricultural Protection Zone. As proposed and evaluated in this IS/MND, the project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory, with implementation of the required mitigation measures.</p> <p>Mitigation measures are listed herein to reduce impacts related to <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural/Tribal Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u>.</p> <p>Less Than Significant Impact with All Mitigation Measures Incorporated</p>	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			<p>Potentially significant impacts have been identified related to <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural/Tribal Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u>. 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. 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. Incremental impacts, if any, would be very small, and the cumulative impact of the cultivation operation, in combination with other projects in the areas, would be less than significant. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the foreseeable future.</p> <p>Less than Significant with All Mitigation Measures Incorporated</p>	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The project has been planned and designed to avoid significant environmental impacts. As discussed in the analysis of this IS/MND, the proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural/Tribal Resources</u>, <u>Geology and Soils</u>, <u>Hazards & Hazardous Materials</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, and <u>Wildfire</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels</p> <p>Less than Significant with Mitigation Incorporated</p>	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Fire Mountain Ranch Lower Lake Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by Natural Investigations Co., dated June 14, 2021.
14. Cultural Resource Evaluation – Wolf Creek Archaeological Services, dated Sept. 14, 2021.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Hydrogeologic Assessment Report, 21506 Morgan Valley Road, Hurvitz Environmental Services, Inc., December 10, 2021