



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

January 10, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (UP 20-26, IS 20-29)

- | | |
|----------------------------------|---|
| 1. Project Title: | CC Ranch Enterprises |
| 2. Permit Numbers: | Major Use Permit UP 20-26
Initial Study IS 20-29 |
| 3. Lead Agency Name and Address: | County of Lake
Community Development Department
Courthouse, 3 rd Floor, 255 North Forbes Street
Lakeport, CA 95453 |
| 4. Contact Person: | Andrew Amelung, Program Manager
(707) 263-2221 |
| 5. Project Location(s): | 2507 and 2515 Clover Valley Road, Upper Lake, CA
APNs: 004-017-07 and 004-017-10 |
| 6. Project Name & Address: | CC Ranch Enterprises
P.O. Box 292
Redwood Valley, California 95470 |
| 7. General Plan Designation: | Rural Lands |
| 8. Zoning: | RL – Rural Lands |
| 9. Supervisor District: | District 3 |
| 10. Flood Zone: | “D”: Areas of undetermined, but possible, flood hazard risk – not in a special flood hazard area |
| 11. Slope: | The proposed cultivation site is relatively flat with some moderately sloped areas (less than 5 percent), overall ranging from 0 to 30 percent. |
| 12. Fire Hazard Severity Zone: | California State Responsibility Area (CALFIRE):
Moderate Risk; Very High Risk |
| 13. Earthquake Fault Zone: | None |
| 14. Dam Failure Inundation Area: | Not located within Dam Failure Inundation Area |
| 15. Parcel Size: | APN: 004-017-07 (49.15 acres) |

APN: 004-017-10 (32.45 Acres)

81.6 Total Acres

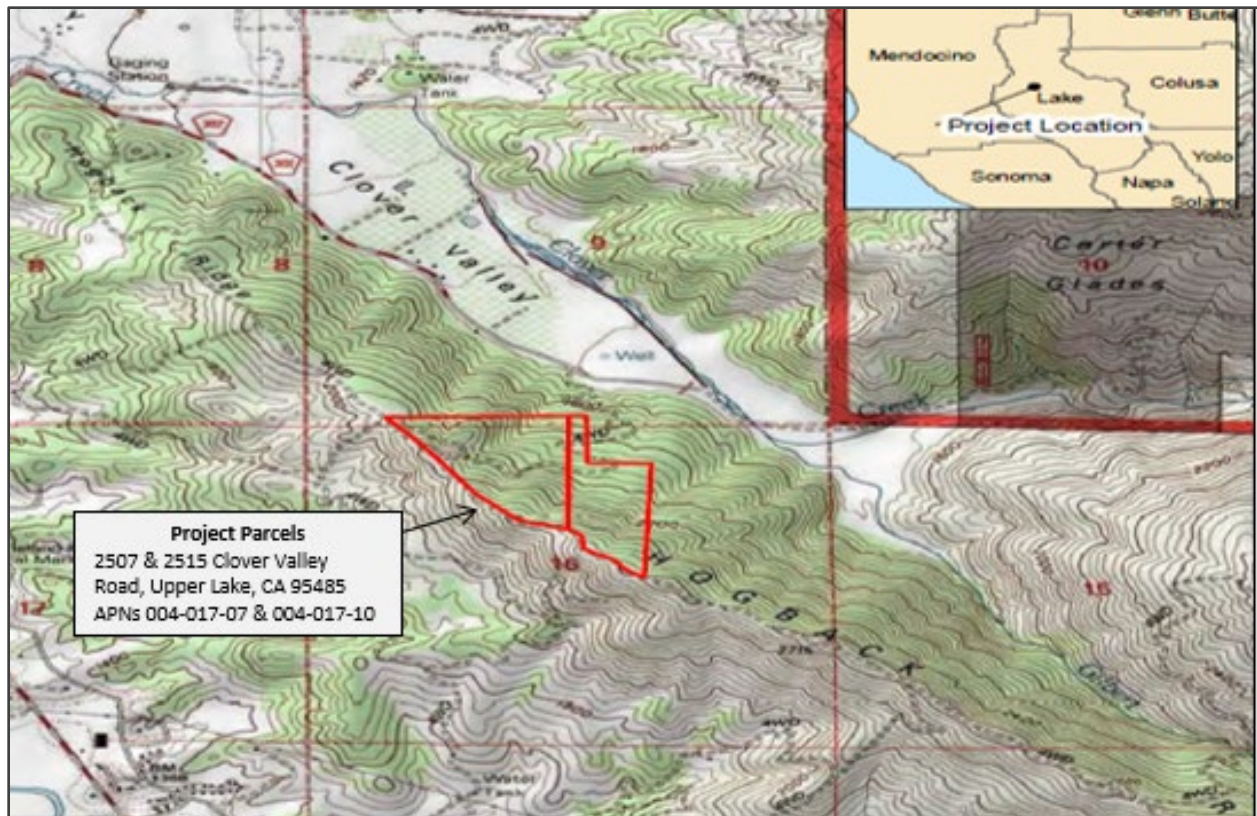
16. Description of Project:

The applicant, CC Ranch Enterprises, is requesting discretionary approval from Lake County for a Major Use Permit, UP 20-26, for commercial cannabis cultivation at 2507 and 2515 Clover Valley Road, Upper Lake (APNs: 004-017-07 and 004-017-10), as described below:

One (1) A-Type 3: "Outdoor" licenses: Outdoor cultivation for adult-use cannabis under direct sunlight. The applicant proposes 0.34 acres [14,756 square feet (sq. ft.)] of commercial cannabis canopy area within an approximately 0.39 acre cultivation area (17,116 sq. ft.).

One (1) A-Type 13 Self-distribution License: In the "RL" zoning district the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. Per Article 27 Section 11 (ay), the parcel where the distributor transport only, self-distribution license is issued shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure. Furthermore, all guidelines for Distributor Transport Only License from the California Department of Cannabis Control's Title 4, Division 19, Chapter, as described in §15315, must be followed.

Figure 1. Vicinity Map

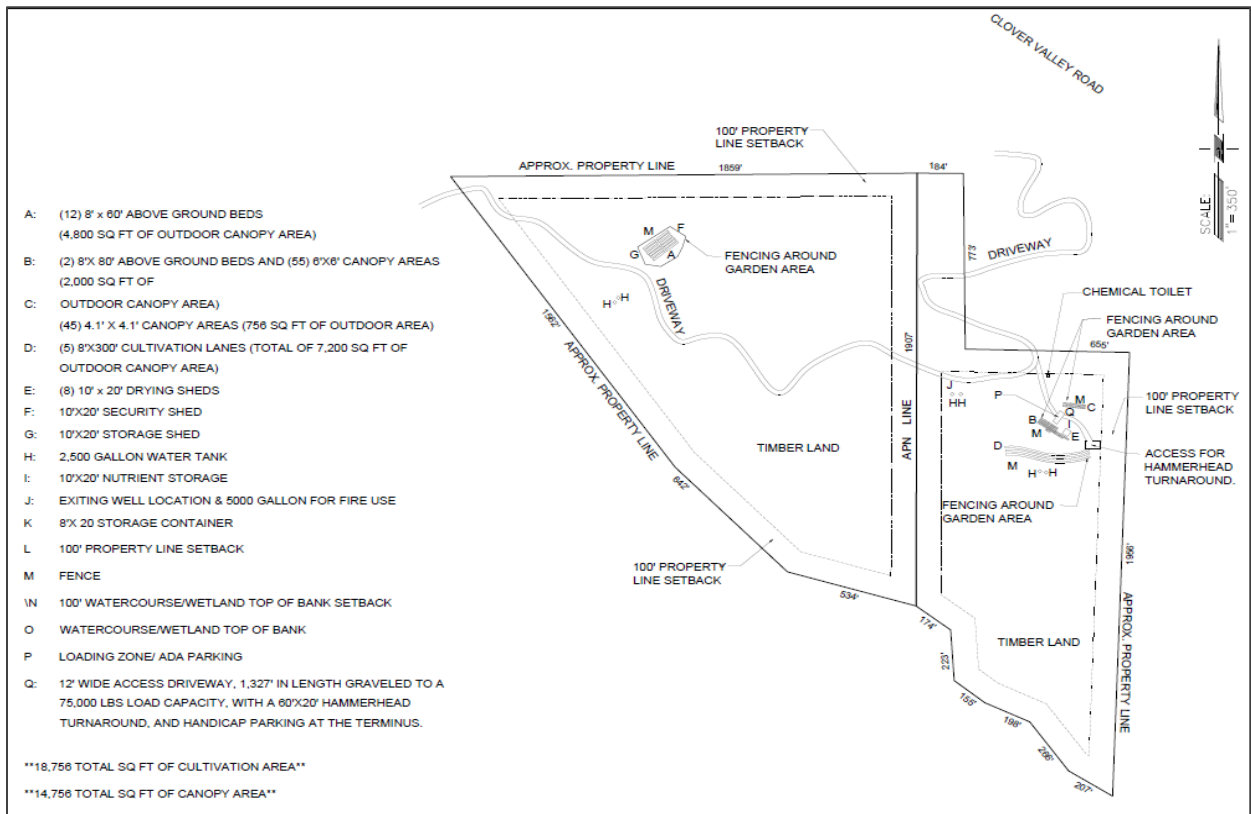


The proposed cultivation canopy areas would be located within four (4) fenced-in cultivation areas: Area Number A (0.11 acres), Area Number B (0.05 acre), Area Number C (0.02 acre), and Area Number D (0.17 acres) as shown in Figure 2. Mature plants will be grown outdoors within the four (4) fenced-in cultivation areas, and will occur using direct sunlight in amended native soil.

The Project proposes the following:

- A 4,800 sq. ft. outdoor canopy area
- A 2,000 sq. ft. outdoor canopy areas
- A 756 sq. ft. outdoor canopy areas
- A 7,200 sq. ft. outdoor canopy areas
- Eight (8) 200 sq. ft. shed for drying use (10'x20')
- A 200 sq. ft. shed for security use (10'x20')
- A 200 sq. ft. shed for storage use (10'x20')
- Five (5) 2,500-gallon water storage tanks for irrigation
- A 2,500-gallon water storage tank for fire suppression
- A 200 sq. ft. container for nutrient storage use (10'x20")
- An existing 240 ft. permitted groundwater well with a maximum yield of approximately 15 gallons per minute
- A 160 sq. ft. container for storage use (8'x20')
- An irrigation system using water pumps, polyvinyl chloride (PVC) piping, black poly tubing and drip lines
- One (1) employee parking area with approximately 2 (1 ADA) spaces
- Perimeter fencing and Closed-circuit television (CCTV) security system

Figure 2. CC Ranch Enterprises Site Plan



According to the applicant's Property Management Plan, fertilizers and pesticides will be stored within a 200 sq. ft. storage shed. All solid waste will be kept in a secured area and regularly removed to be disposed of at waste disposal facility. In order to reduce waste and recycle nutrients, all vegetative waste will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed.

Water for the proposed cultivation operation would come from an existing, permitted on-site groundwater well. The proposed water storage tanks will be located adjacent to each respective cultivation area through aboveground water lines. The applicant submitted a Water Availability Analysis Report for the project prepared by Gregory Engineering, Inc, dated October 25, 2021. The irrigation water from the onsite groundwater well would be pumped to six (6) 2,500-gallon heavy-duty plastic water storage tanks (one storage tank will be steel/fiber glass specifically for fire suppression). Irrigation water would be gravity fed from the water storage tanks to the drip irrigation systems of the proposed cultivation/canopy areas, via PVC piping and black poly tubing.

CC Ranch Enterprises expects a total annual water use requirement of .78 acre-feet (or approximately 252,959 gallons) for irrigation purposes, with the greatest daily water usage during the months of July, August, and September (approximately 1,354 gallons per day). According to the CC Ranch Enterprises Management Plan, prepared by Forest Elie, dated February 5, 2019, by, the estimated required annual water use is approximately .78 acre-feet (252,959 gallons). The estimated maximum daily water use would be approximately 1,053

gallons, with an average daily water use required between 1,400 and 350 gallons per day during the cultivation season (April through November). The following table presents the expected water use of the proposed cultivation operation in gallons by months during the cultivation season:

Monthly Water Use Estimates							
April	May	June	July	August	September	October	November
15,751 gal	31,487 gal	36,737 gal	41,988 gal	41,988 gal	41,988 gal	31,487 gal	10,501 gal
0.05 acre feet	0.10 acre feet	0.11 acre feet	0.13 acre feet	0.13 acre feet	0.13 acre feet	0.10 acre feet	0.03 acre feet
Estimated Water Use Total for Project							
27.5 inches (average)		252,959 gallons			.78 acre feet		

All water for the proposed cultivation operation would come from the existing onsite groundwater well located at Latitude: 39.154567 degrees and Longitude: -122.864264 degrees, near the north end of the eastern project parcel (APN 004-017-10) of the proposed cultivation area. This well has an estimated yield of 15 gallons per minute (gmp) at the time it was drilled. The groundwater well was tested again in 2020 using a 200-foot deep, 1.5 hp pump. The dynamic water level was measured to be 177 feet deep while pumping 14 gpm. The static water level in the onsite groundwater well was 175 feet prior to the start of the well performance test.

Potential adverse impacts to water resources could occur during construction of the proposed structures. Project implementation or proposed construction will not directly impact any channels or wetlands. Soil disturbance or erosion from project implementation could increase erosion and sedimentation. Straw wattles are proposed around each of the proposed cultivation areas in order to reduce sediment erosion as it moves on to the property's seasonal drainages. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the property.

Power for the project will be from connecting to electricity through existing PG&E power. CC Ranch Enterprises will not require a high amount of electricity as the project will be cultivating entirely outdoor in full sunlight within no artificial lighting. The project is proposed a backup generator to be used for backup for emergencies when PG&E is shutoff for security equipment.

At this time CC Ranch Enterprises is currently being operated and managed by Mr. Forest Elie who is also the applicant. All of CC Ranch Enterprises' future employees, will undergo a background check by the Lake County Sheriff's Department before starting employment and be a United States citizen or eligible for employment within the US. The project's core business hours of operation will take place between 8:00 a.m. to 6:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups restricted to 9:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 5:00 p.m. The Community Liaison/Emergency Contact, Mr. Forest Elie, will be available to contact 24 hours a day, seven days a week, including holidays. Once operational, the proposed Project would staff approximately two (2) full-time employees and a maximum of four (4) employees at peak operations.

Daily traffic commutes during regular operations would be approximately two (2) to four (4) trips during regular operations and up to twelve (12) commutes during the peak cultivation

season. Weekly truck deliveries of various project-related materials would occur throughout the cultivation season.

The Project Property is accessed by a shared driveway directly off of the county-maintained Clover Valley Road. The access driveway begins at Clover Valley Road and leads up to the cultivation area on the north end of the eastern parcel. The access driveway to the proposed project area will be approximately 3,587' in length to the entrance of the cultivation site. At minimum the driveway will be 12 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. There are no proposed structures greater than 200 sq. ft. therefore 4290 Commercial Standards will not need to be met. The access driveway will have 6-inch gravel added to the entire length of it and have 2 parking stalls (One ADA), as well as hammerhead turnaround at the cultivation site 20' wide and 60' in length. Turnouts are not proposed due to no structures being proposed, however if needed, turnouts will be at minimum 12 feet wide and 30 ft long, with a minimum 25 ft taper on each end, roughly every 400 ft.

As CC Ranch Enterprises is applying for a Type-13 Self-Transport Distribution license, there will be a dedicated loading zone in the parking lot. CC Ranch Enterprises will utilize unmarked transport vans to transport product off premises and will be in compliance with all California Cannabis Track and Trace requirements throughout the distribution process.

The cultivation sites (Areas #A, #B, #C, and #D) will be surrounded with 6-foot tall chain link fencing. Additionally, the access driveway to the parcel will have a security gate entrance that will be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line. The gate will be locked outside of core operating/business hours (8am to 6pm) and whenever CC Ranch Enterprises personnel are not present. The gate will be secured with a heavy-duty chain, commercial grade padlock and a Knox Box to allow 24/7 access for emergency services. Only approved CC Ranch Enterprises managerial staff and emergency service providers are able to unlock the gates on the Project Property. The fencing for this project will include a perimeter fence around each cultivation area. The cultivation area fences will be 6 ft tall chain link fences mounted with security cameras in compliance with the Lake County Zoning Ordinance.

According to the applicant's Property Management Plan, the following erosion control measures will be followed:

- Straw wattles will be installed around each of the cultivation areas in order to reduce sediment erosion as it moves on to property's seasonal drainages
- Apply straw mulch to the cultivation area after the conclusion of the growing season to prevent erosion
- If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measure will be implemented to protect those areas and their outfalls
- Native vegetation around the proposed cultivation operation will be maintained as a permanent erosion and sediment control measures, A native grass seed moisture and certified weed-free straw much will be applied to all areas of exposed soil

CC Ranch Enterprises is enrolled in the State Water Board's Order No. WQ 2019-001-DWQ as a Tier 2, Low Risk site, General Order. As required in the Cannabis Order's Policy for coming into compliance with Best Practicable Treatment or Control (BPTC) measures, the applicant had to prepare a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP) within

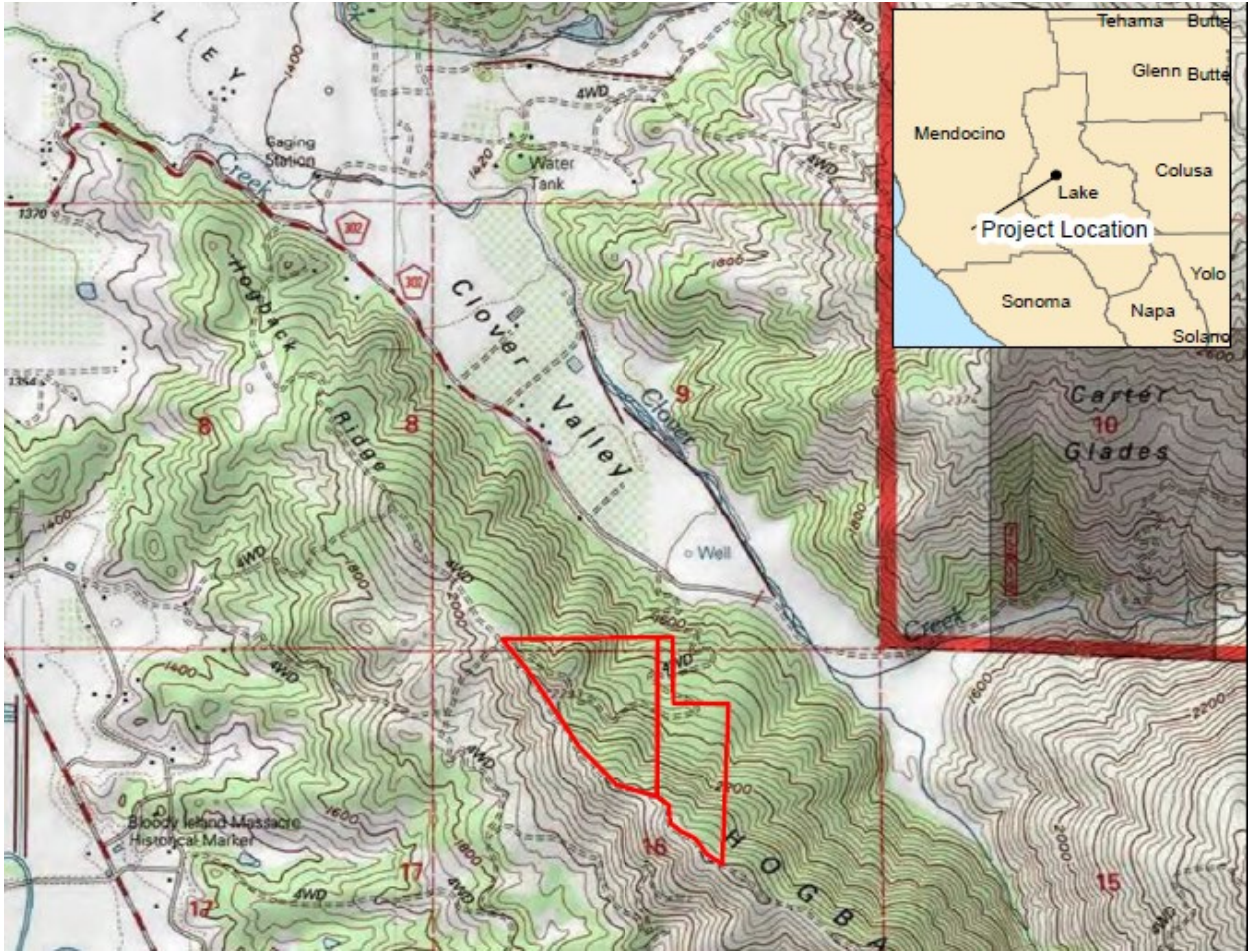
90 days of enrollment. “The purpose of the Cannabis Policy is to ensure that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, and springs” (State Water Board, 2019). BPTC measures have been implemented at the site for erosion control and stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The applicant is required to complete online Annual Monitoring and Reporting to assess compliance with the Cannabis General Order and Notice of Applicability. This includes BPTC measures for winterization.

17. Environmental Setting and Existing Conditions:

The proposed cannabis project is located 2057 and 2515 Clover Valley Road (APNs: 004-017-07 and 004-017-10), approximately 4 miles east of the intersection of Highway 29 and Highway 20 in Upper Lake (Northern ½ of Section 16, Township 15N, Range 9W, Mount Diablo Base and Meridian, in the Bartlett Mountain USGS 7.5-minute quadrangle). The proposed Project is located in the Upper Lake/Nice Planning Area.

The surrounding land uses are largely open space and rural residential land. The property consists of mountainous topography, consisting of sloping hills with elevations ranging from 1,760 feet to 2,620 feet above sea level. The proposed Project is located on a rural sloping hills, according to the Biological Study there are a few ephemeral watercourses identified as either upland swales or Class III watercourses. The watercourses flow from southwest to northeast across the subject parcels. Additionally, there are no springs, or creeks, edges of a lake, delineated wetlands or vernal pools within the proximity of the proposed cultivation area. There is several ephemeral watercourses to the north of the cultivation on APN: 004-017-10 and south of the cultivation area on APN: 004-017-07 is beyond the 100-foot setback requirement from fertilizer or pesticide use as described in Article 27.11 (at) subsection 2. The property drains for both parcels to both the north and south of the property, with the ridgeline two (2) subject parcel's drainage runs northeast, and eventually flows into Clover Creek. Water draining south from the ridge flows into the Schindler Creek and the Sacramento River. The climate of the site is characterized by a Mediterranean-type climate, with distinct seasons consisting of hot, dry summers and wet, moderately cold winters.

Figure 3. Topography Map



The subject site and surrounding area contain rural lands and agricultural preserve area that agricultural purposes, ranches, and cannabis cultivation farm operations. The vegetation generally consists of mixed pine/oak forest.

The site is accessed by a shared driveway directly off of the county-maintained Clover Valley Road. The access driveway begins at Clover Valley Road and leads up to the cultivation area on the north end of the eastern parcel (APN: 004-017-10). The access driveway to the proposed project area will be approximately 3,587' in length to the entrance of the cultivation site. At minimum the driveway will be 12 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. There are no proposed structures greater than 200 sq. ft. therefore 4290 Commercial Standards will not need to be met. The access driveway will have 6-inch gravel added to the entire length of it and have 2 parking stalls (One ADA), as well as hammerhead turnaround at the cultivation site 20' wide and 60' in length. Turnouts are not proposed due to no structures being proposed, however if needed, turnouts will be at minimum 12 feet wide and 30 ft long, with a minimum 25 ft taper on each end, roughly every 400 ft.



Figure 4. Lake County Aerial Imagery – 2023

18. Surrounding Land Uses and Setting:

As the parcel for the proposed Project is over five (5) acres in size, neighboring parcels that fall within a 725-foot buffer will be notified of the Project. These parcels include:

- North: 2405 Clover Valley Rd; Parcel Number 004-007-13; Zoned Agricultural Preserve - Scenic Combing District
- North: 2535 Clover Valley Rd; Parcel Number 004-007-21; Zoned Rural Land – Scenic Combing District
- North & Northwest: 2515 Clover Valley Rd; Parcel Number 004-007-23; Zoned Rural Land
- North & Northeast: 2675 Clover Valley Rd; Parcel Number 004-017-09; Zoned Rural Land
- North & Northeast: 2625 Clover Valley Rd; Parcel Number 004-007-22; Zoned Rural Land

- South: 8674 Crestview Trail; 9509 High Valley Rd; Parcel Number 201-121-02; Zoned Rural Land
- West: 8651 Crestview Trail; Parcel Number 201-121-01; Zoned Rural Land
- East: 2925 Clover Valley Rd; Parcel Number 004-017-05; Zoned Agricultural Preserve – Waterway Combing District – Floodway Fringe Combing District

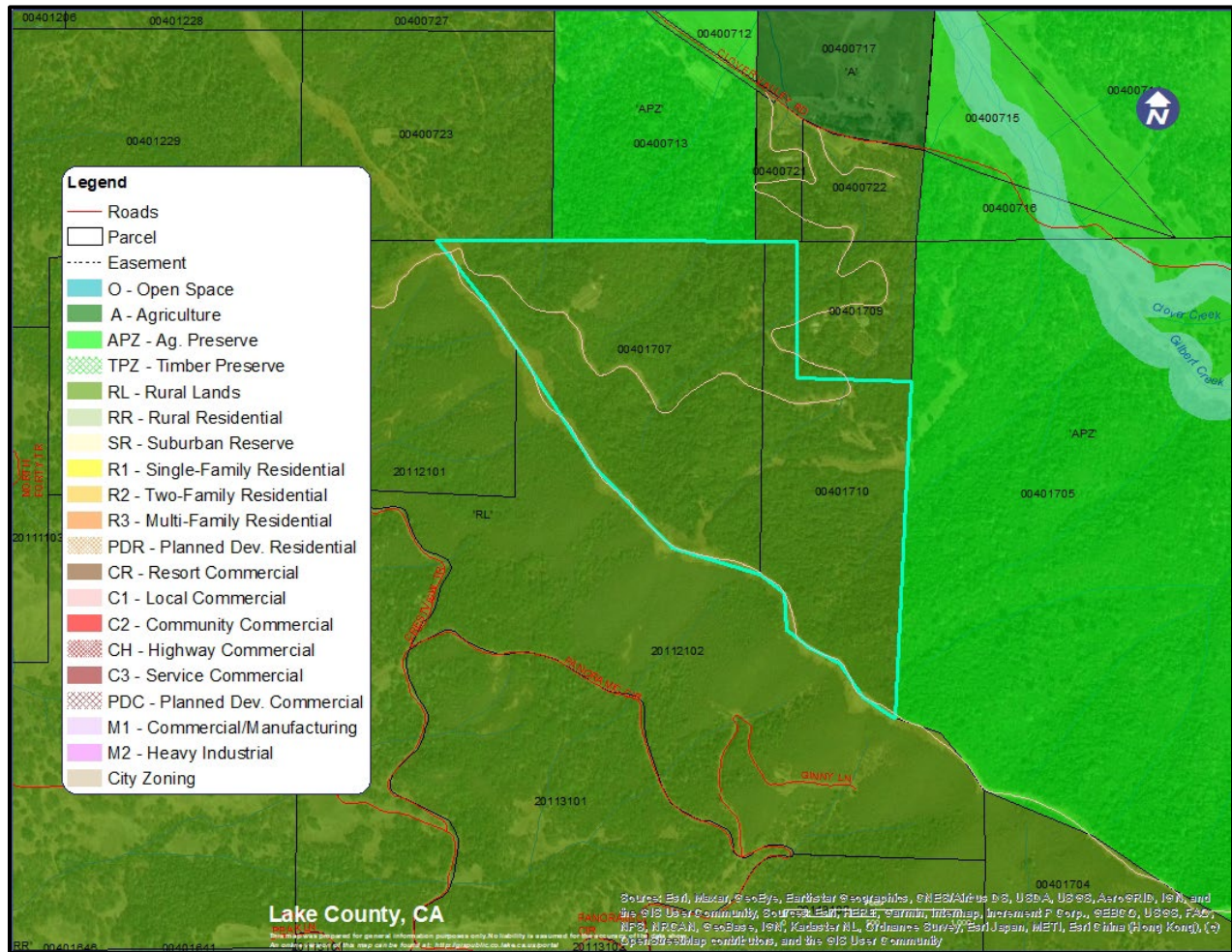


Figure 5. Lake County Base Zoning District

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

The extent of this environmental review falls within the scope of the Lead Agency, the Lake County Community Development Department, and its review for compliance with the Lake County General Plan, the Northshore Area Plan, the Lake County Zoning Ordinance, and the Lake County Municipal Code. Other organizations in the review process for permitting purposes, financial approval, or participation agreement can include but are not limited to:

Lake County Department of Environmental Health

Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff Department
Northshore Fire Protection District
Department of Motor Vehicles
Central Valley Regional Water Quality Control Board
California Water Resources Control Board
California Department of Food and Agricultural
California Department of Pesticides Regulations
California Department of Public Health
California Bureau of Cannabis Control
California Department of Consumer Affairs
California Department of Fish & Wildlife (CDFW)
California Department of Forestry & Fire Protection (CALFIRE)
California Department of Transportation (CALTRANS)

20. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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, per Public Resources Code §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 September 4, 2020, for "AB 52" Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation request for this project received a comment letter September 11, 2020, from the THPO, Big Valley Band Pomo Indians. The THPO comments to the project is outside of the Historical Tribal Boundaries and will not seek the have consultation for this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

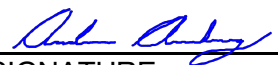
- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: LACO Associates
Reviewed by County of Lake - CDD Planning Division



SIGNATURE

AWA

Date: January 30, 2023

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

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

- a) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Rural Land (RL). The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the RL land use zone with a major use permit.

The "RL" Zoning District, as described in the Lake County Zoning Ordinance Article 7.1, sets forth to "provide for resource related and residential uses of the County's undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited access." According to Article 7.3, Uses permitted that applies to the Project parcel include 1) agricultural uses, including crop and tree farming, livestock grazing, animal husbandry, apiaries, aviaries, except those uses indicated in Section 7.4 and 7.5; 2) one (1) single-family dwelling or mobile home which shall be constructed according to the residential construction standards of Section 10.2; 3) agricultural processing such as fruit dehydrators and packing sheds not exceeding a use area of two thousand (2,000) square feet; and 4) greenhouses, hothouses and incidental structures not exceeding a use area of ten thousand (10,000) square feet; and 5) agricultural and residential accessory uses and accessory structures; small kennels at the location of the Project site.

Project Property is accessed via a shared private driveway access road that connects directly to Clover Valley Road that leads up to the cultivation area on the northern of the eastern parcel (APN 004-017-10). The access driveway to the proposed project area will be approximately 3,587 feet in length to the entrance of the cultivation site. At minimum the driveway will be 12 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The access driveway will have 6-inch gravel added to the entire length of it and have 2 parking stalls (One ADA), as well as hammerhead turnaround at the cultivation site 20' wide and 60' in length. The access driveway to the parcel will have a security gate entrance that will be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate will be located at least 30 feet from the main shared access road and property line.

There are no scenic vistas on or adjacent to the subject site. The cultivation site cannot be seen from the public roadway. The general area is well screened from the public due to topography and vegetation, as well as the distance from the public roadway. The cultivation area will be surrounded by fencing with privacy screening as part of the conditions of approval.

Less Than Significant Impact

- b) The Project site is located at 2505 and 2515 Clover Valley Road, which is not identified as "Officially Designated" or an "Eligible State Scenic Highway-Not Officially Designated", however the Upper Lake/Nice Area Plan has designated Clover Valley Road as a " Potential Scenic Corridor" between Clover Valley Road from the community area boundary to the end of Clover Valley. There are no scenic resources, historic buildings, or damage to rock outcroppings. The project does not propose the removal of trees. The Project will not obstruct the view of any scenic features from a public viewpoint of the surrounding rural and mountain viewsheds. The Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Despite this, the Project site is not visible from Clover Valley Road due to vegetative features that provide natural screening. Therefore, there will be no significant impact.

Although State Highway 20 is on the State's Eligible State Scenic Highways, it has not been officially designated. State Highway 20 is located approximately 1.13 miles southwest of the Project parcel. The parcel is not visible from State Highway 20 due to the existing topography, primarily a hillside ridgeline on the northwest side of Clover Valley that blocks any views of the property, which is on a ridgeline northeast side of Clover Valley.

Furthermore, the County of Lake has not applied to the California Department of Transportation for official Scenic Highway status nor does the County's General Plan (or other policies or directives) require the County to do so.

There are no scenic resources, rock outcroppings, or historic buildings on or in the vicinity of this property.

Less than Significant Impact

- c) Given that the primary “scenic views” from the stretch of Clover Valley Road to subject parcels are not view due to accessibility to the parcels. An access road is used off of Clover Valley Road to the project sites and almost entirely out of view from the public, no significant impacts are expected. The majority of the proposed use would occur on what is currently an open, flat grassy area a significant distance from heavily trafficked roadways and densely populated areas. No trees are proposed to be removed. The cultivation site will be concealed by fencing and privacy screening. The use will be compatible with zoning of this property. The project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The proposed use will not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area as there are no additional major structures being proposed.

No major physical changes to the site are proposed or needed other than the preparation of the cultivation areas and the construction of the work and storage areas. The site is not within an urbanized area, and is not highly visible from any public property.

Less than Significant Impact

- d) The Project has some potential to create additional light and/or glare through exterior security lighting. The proposed use is an outdoor cultivation operation. The Project does not involve cultivation using proposed greenhouses incorporating artificial lighting. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

Less than Significant Impact with Mitigation Measures AES-1 through AES-3 incorporated:

AES-1: All outdoor lighting shall be directed downward onto the Project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org.

AES-2: All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Artificial light shall be completely shielded between sunset and sunrise.

AES-3: Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.

II. AGRICULTURE AND FORESTRY RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4, 7, 8, 11, 13, 39 |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------|

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4, 5, 6, 9 |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 4, 5, 7, 8, 11, 13 |

Discussion:

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.

- a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and falls within the classification of Other Land, an agricultural use that can be considered farmland per California Government Code §51201(c) described as Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”

The Project site does not contain suitable soils for agricultural use based on the Natural Resources Conservation Service Web Soil Survey (refer to VII. GEOLOGY AND SOILS).

As the proposed Project is classified as Rural Lands, agricultural uses are permitted, the Project would not be converting farmland that is high quality or significant farmland to a non-agricultural use.

No Impact

- b) Under Article 27.11 of the Lake County Zoning Ordinance, Outdoor Cannabis Cultivation is permitted on parcels with a Base Zoning District of “RL” with a minimum of 20 acres. The Project parcels (APN: 004-017-07; 49.15 acres and 004-017-10; 32.45 acres) consist of a total of 81.6 acres.

The Project site is currently zoned RL: Rural Land, which is consistent with its land use designation as Rural Land as described in the County of Lake General Plan Chapter 3 – Land Use.

According to the County of Lake, Rural Lands “(allow) agricultural uses and single family dwellings. Allowable density of one dwelling per 20-65 acres. Steep slopes, fire hazard and remoteness often restrict development.”

Agricultural uses as described in California Government Code §51201(c) are generally allowed on Rural Lands, and the site is not under a Williamson Act contract.

The cultivation portion of the site would not interfere with the ability of the owner or neighbors to use the remaining land for more traditional crop production and/or grazing land.

No Impact

- c) Public Resources Code §12220(g) defines “forest land” as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code §4526 defines “timberland” as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

Government Code §51104(g) defines “timberland production zone” as an area that has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The Project site is currently zoned Rural Lands (RL). The Project site does not contain any forest lands, timberland, or timberland zoned Timberland Production lands, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the project has no potential to impact such zoning. The Project does not propose a zone change that would rezone forest land, timberland, or timberland zoned for Timberland Production. No impact would occur.

No Impact

- d) The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

No Impact

- e) Lands surrounding the Project site (APN: 004-017-07) include privately-owned, developed rural residential to the immediate north; undeveloped land to the east, west, southwest, and north (zoned Agricultural Preserve-Scenic Combining; APZ-SC). APN: 004-017-10 include privately-owned, developed rural residential to the immediate north (zoned Rural Lands-Scenic Lands; RL-SC); a developed cannabis cultivation operation to the immediate north (zoned Rural Lands; RL); and undeveloped land to the immediate east, southeast, south, and southwest, all of which are zoned Rural Lands and Agricultural Preserve-Waterway-Floodway Fringe (APZ-WW-FF). Given the absence of farmland or forest land on the Project site and the undeveloped character of surrounding lands, the proposed Project would have no potential to convert farmland to non-agricultural use or forest land to non-forest use. No impact would occur.

No Impact

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

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

- a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.

Due to the fact that the Lake County Air Basin is in attainment of both state and federal air quality standards, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

According to the Lake County Zoning Ordinance section on Commercial Cannabis Cultivation (§27.11), Air Quality must be addressed in the Property Management Plan. The intent of addressing this is to ensure that “all cannabis permittees shall not degrade the County’s air quality as determined by the Lake County Air Quality Management District” and that “permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminants including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors”. This includes obtaining an Authority to Construct permit pursuant to LCAQMD Rules and Regulations.

The proposed Project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed Project.

Construction impacts, which are anticipated for the project as follows:

Ground disturbing activities will take place over a 5-7 week period and take approximately 130 to 160 vehicle trips. Any grading for buildings will be under 500 cubic yards, which is the allowance for a building permit. The project proposes about 3 cubic yards of grading for some minor trenching, approximately 300 ft. long and 6” wide by 6” deep will be required to place irrigation lines in-ground, but the trench will be refilled and restored to prior condition.

Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for the purpose of staging materials or equipment. Equipment will not be left in idle when not in use. Equipment includes common gardening and yard tools such as trimmers, lawn mowers, hand tools, etc. A small tractor/bobcat may be used for light grading.

Water (from the existing onsite well) will be used to wet disturbed soils to mitigate the generation of dust during construction. Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.

All construction activities, including engine warm-up, will be limited to Monday through Friday between the hours of 7:00am and 7:00pm. Back-up beepers will be adjusted to the lowest allowable levels.

All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state and federal regulations.

Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction.

Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be limited during periods of high winds (over 15 mph). All visibly dry, disturbed soil and road surfaces would be watered to minimize fugitive dust emissions.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-4 incorporated:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) 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. Or provide proof that a permit is not needed.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.

AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: Water and/or gravel shall be used to reduce and aid in dust suppression during all site disturbance. Applicant shall regularly monitor and/or maintain undeveloped access to and from the project site to reduce fugitive dust generations.

- b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO₂, NO_x, O₃, PM₁₀, PM_{2.5}, VOC, ROG, Pb). Any Project with daily emissions that exceed any of the thresholds of significance for these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis.

As indicated by the Project's Air Quality Management Plan, near-term construction activities and long-term operational activities would not exceed any of the thresholds of significance for criteria pollutants. Lake County has adopted Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and greenhouse gas impacts. Using the California Emissions Estimator Model, air emissions modeling performed for this Project, in both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the Project-level thresholds. Construction and operational emissions are summarized in the following tables:

Comparison of Daily Construction Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	10 to 20	54	Less than significant
CO	10 to 30	548	Less than significant
SO _x	< 1	219	Less than significant
Exhaust PM ₁₀	1 to 10	82	Less than significant
Exhaust PM _{2.5}	1 to 10	54	Less than significant
Greenhouse Gasses (CO _{2e})	2,000 to 3,500	No threshold established	Less than significant

Comparison of Daily Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions unmitigated (pounds/day)	BAAQMD Threshold (pounds/day)	Significance
ROG (VOC)	1 to 10	54	Less than significant
NO _x	1 to 5	54	Less than significant
CO	1 to 10	548	Less than significant
SO _x	< 1	219	Less than significant
PM ₁₀ (total)	1 to 5	82	Less than significant
PM _{2.5} (total)	1 to 5	54	Less than significant
Greenhouse Gasses (CO _{2e})	1 to 20	No threshold established	Less than significant

Comparison of Annual Operational Emissions Impacts with Thresholds of Significance

Criteria Pollutants	Project Emissions (tons/year)	BAAQMD Threshold (tons/year)	Significance
ROG (VOC)	0 to 1	10	Less than significant
NO _x	0 to 1	10	Less than significant
CO	0 to 1	100	Less than significant
SO _x	0 to 1	40	Less than significant
PM ₁₀	0 to 1	15	Less than significant
PM _{2.5}	0 to 1	10	Less than significant
Greenhouse gasses (as CO ₂ or methane)	1 to 100	10,000	Less than significant

Less than Significant Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residences is approximately 570 feet from the Project site to the north, well over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.11 of the Lake County Zoning.

Pesticide application will be used during the growing season and, as described in the Property Management Plan, will be applied carefully to individual plants. The cultivation area will be surrounded by a fence in order to prevent off-site drift of pesticides. Additionally, no demolition or renovation will be performed which would cause asbestos exposure, and no serpentine soils have not been detected and are not mapped onsite.

Impacts would be Less than Significant with Mitigation Measure AQ-5 incorporated:

AQ-5: The cultivation area will be surrounded by a fence during the application of pesticides in order to prevent off-site drift.

- d) The proposed Project includes 14,756 s.f. of outdoor cultivation area, with a total of 17,116 s.f. of cannabis canopy area which has the potential to cause objectionable odors, particularly during the harvest season. However, due to the fact that the closest neighboring residence is approximately 570 feet to the north, a substantial number of people will not be adversely affected. Mitigation measures to address any objectionable odors include the planting of native flowering vegetation that will surround the cultivation area.

The proposed cultivation would generate minimal amounts of carbon dioxide from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff commuting, deliveries and pickups. Additionally, Mitigation Measures AQ-4 would reduce impacts of dust generation from on-site roads and parking areas.

Less than Significant Impact with Mitigation Measures AQ-4

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34 |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

- | | | | | | | |
|----|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
29, 30, 31,
32, 33, 34 |
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13, 16, 17,
21, 24, 29,
30, 31, 32,
33, 34 |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13 |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,
5, 11, 12,
13 |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 3, 5,
6 |

Discussion:

- a) Biological Resources Assessment (BA) was prepared by Natural Investigations Company on February 11, 2020. The field survey for the BA was conducted on January 30, 2020. The purpose of the BA was to provide information as to whether the proposed cultivation area contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under CEQA. The BA refers to the Project parcel as the Study Area.

The information below is based on the survey results documented in the Biological Resources Assessment prepared for the Project.

Plant Species

The site has been highly disturbed by the Mendocino Complex Fire in 2018. According to the BA, the vegetation in Study Area generally consists of the following terrestrial vegetation communities: ruderal/urbanized, mixed oak forest, and freshwater marsh. All plants detected during the field survey of the Study Area are listed in Appendix 2 of the BA Report.

Ruderal/Urbanized. These areas consist of disturbed or converted natural habitat that is now either in ruderal state, graded, or urbanized with gravel roads, or structure and utility placement. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species or ornamental plants lacking a consistent community structure. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Mixed Oak Forest: tree-dominated habitats are found throughout the Study Area. Upland areas dominated by oaks can be further described as a mixed oak forest. The mixed oak forest consists of dense canopy of canyon live oak and interior live oak with madrone, California bay and Douglas-fir also important tree species. Various shrubs and small trees are found in the understory, including California nutmeg, Columbia manzanita, poison-oak and California scrub oak. Few herbs and grasses are found under the canopy, owing to the dense cover of vegetation above.

Freshwater Marsh: One area of freshwater marsh is mapped in the northeast portion of the Study Area. Freshwater marsh can also be found along the shoreline of the pond. Within the mapped marsh, the composition of the vegetation includes hardstem bulrush, tall flatsedge, California mugwort, western aster, bull thistle and horsetail. Plants found along the edge of the pond includes broad-leaved cattail, rush, flatsedge, pale spikerush, pennyroyal and a variety of annual herbs.

Animal Species

All animals detected during the field survey of the Study Area during the field survey are as follows; California newt; Northern Pacific treefrog; Columbian black-tailed deer; coyote; dusky-footed wood rat; pig; acorn woodpecker; American crow; American robin; Anna's hummingbird; bandtailed pigeon; pileated woodpecker; spotted towhee; Stellar's jay and other common songbirds. Wildlife habitat types were classified using CDFW's Wildlife Habitat Relationship System. The Study Area contains the following wildlife habitat types: Mixed Chaparral; Montane Hardwood (MHW) Blue Oak-Foothill Pine; Urban; and Barren.

No critical habitat for any federally-listed species occurs within the Study Area. No special-status habitats were detected within the Study Area other than the ephemeral channels themselves. The CNDDDB reported no special-status habitats within the Study Area. The CNDDDB reported various special-status habitats in a 5-mile radius outside of the Study Area.

The BA identified several small drainages on the proposed Project parcel, but not within the cultivation areas. No channels or wetlands are within the Project Areas. Several ephemeral channels (Class III watercourses) were observed within the Study Area during the field survey (see Exhibits). The majority of drainage features, however, are upland swales. The cultivation areas were designed with a minimum 100-foot buffer from drainages.

No special status plant or animal species were detected within the study area nor were any impacts determined. However, there were one mitigation measure to follow should the implementation of the project change to include removing trees, Mitigation Measure BIO-1 should be implemented.

Less Than Significant Impact with Mitigation Measure BIO-1 incorporated:

BIO-1: Lake County requires mitigation for the removal of commercial tree species and native oak species. If development of the project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

- b) According to the Lake County General Plan Chapter 9.1 Biological Resources, “the County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government,” and upon review of the biological report on the parcel, it was determined that no substantial adverse effect will result from the project.

The Biological Resources Assessment (BA) identified several small drainages on the proposed Project parcel, but not within the cultivation areas. No channels or wetlands are within the Project Areas. Several ephemeral channels (Class III watercourses) were observed within the Study Area during the field survey (see Exhibits). The majority of drainage features, however, are upland swales. The cultivation areas were designed with a minimum 100-foot buffer from drainages.

No development is proposed within 100-feet of the identified watercourses, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the Project area.

The Property Management Plan’s section on Stormwater Management Plan states that a minimum of 100 feet of naturally existing vegetated buffer area between project areas and watercourses, which will naturally filter any runoff, removing sediment, nutrients, and pesticides that become mobilized and allow it to infiltrate into the soil/groundwater basin.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan’s section on Stormwater Management Plan includes measures include straw wattles, straw mulch, and monitoring inspections to confirm that the operation is in compliance with Stormwater Management Plan.

The Project is enrolled with the SWRCB for Tier 2, Low Risk coverage under WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify BPTC measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.

In addition, the BA concludes the Study Area is not inside any federally-designated critical habitat. The Project Areas contains no special-status habitats or natural communities. If the establishment of cultivation operations requires the destruction of sensitive habitats, such as development will result in removal of tree species, Mitigation Measures BIO-1 and BIO-2 should be implemented.

Less Than Significant Impacts with Mitigation Measure BIO-1 and BIO-2 incorporated:

BIO-2: All work shall incorporate erosion control measures consistent with the engineered Grading and Erosion Control Plans submitted, the Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

- c) According to the Biological Resources Assessment (BA), there are no wetlands, channels, vernal pools, or other isolated wetlands in the Study Area. Several ephemeral channels (Class III watercourses) were observed within the Study Area during the field survey. The majority of drainage features, however, are upland swales. The cultivation areas were designed with a minimum 100-foot buffer from drainages. Therefore, Project implementation would not directly impact any wetlands.

Less Than Significant Impact

- d) The Biological Resources Assessment (BA) stated that no specific wildlife corridors exist within or near the Study Area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDDB) exist within or near the Study Area, the open space and the stream corridors in the Study Area facilitate animal movement and migrations, primarily those of the black-tailed deer. Although the Study Area may be used by wildlife for movement or migration, the proposed Project would not have a significant impact on this movement because it would not create any unpassable barriers and the majority of the Study Area will still be available for corridor and migration routes. Of the approximately 81.6 acres total of both the Project parcels, approximately 81.21 acres would remain available for natural habitat and wildlife corridors.

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.

Less than Significant Impact

- e) In Article 27 of the County of Lake, CA Zoning Ordinance, under §27.13 on Conditions for Commercial Cannabis Cultivation, Tree Removal is listed under Prohibited Activities, whereas “(the) removal of any commercial tree species as defined by the California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (Quercus species) or Tan Oak (Notholithocarpus species) for the purpose of developing a cannabis cultivation site should be avoided and minimized.”

Furthermore, the County of Lake General Plan Policy OSC-1.13 states the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County, whereas the County of Lake aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands, promote incentive programs that foster the maintenance and improvement of oak woodlands, and, through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county.

The Project does not propose to remove any trees greater than 6-inches DBH, and trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the Project area during construction of the Project, the California Department of Fish and Wildlife will be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Larger trees with a diameter of 6-inches have been identified and will be preserved, including one large, old-growth oak tree that will remain in place within one of the proposed canopy areas. There are no mapped sensitive species on the site.

Implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact

- f) No special conservation plans have been adopted for this site and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 11, 14c, 15 |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------|

- b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5? 1, 3, 4, 5, 11, 14, 15
- c) Disturb any human remains, including those interred outside of formal cemeteries? 1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resources Evaluation (CRE) for the proposed cultivation Project was completed by Archaeological Research on February 23, 2020. to identify potentially significant cultural resources. Archaeological Research sent Project information letters to the tribes affiliated with the Project Area on the same date. Finally, Natural Investigations conducted an intensive pedestrian survey within the Project Area on February 19, 2020. Notification of the project was sent to local tribes on September 4, 2020, for “AB 52” Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation request for this project received a comment letter September 11, 2020, from the THPO, Big Valley Band Pomo Indians. The THPO comments to the project is outside of the Historical Tribal Boundaries and will not seek the have consultation for this project.

Based on the THPO comments and the findings from the CRE, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. 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.

Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System (CHRIS search). This record search indicated that no historic or prehistoric sites had been recorded within 1 mile of the project areas and that the areas had not been inspected for cultural resources in the past. In addition, on Feb. 6, a request for a review of the sacred lands file was sent to the California Native American Heritage Commission (NAHC). The NAHC indicated that no sacred sites had been recorded in the area.

Based on the negative findings of the CHRIS search, field survey, and outreach efforts with local tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. 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.

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 incorporated:

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such findings.

- b) The CRE findings and the THPO comments concluded the Project would not affect archaeological resources. The CRE findings found that there are no known or mapped significant archaeological resources on this site.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

- c) The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted and the Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impacts with Mitigation Measure CUL-2

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

Discussion:

- a) Onsite electricity will be supplied by on-grid power as the primary energy source from PG&E. The project is proposing a backup generator to be used for backup for emergencies when PG&E power is shutoff for security equipment. Cannabis will be cultivated outdoors with no supplemental lighting.

Less than Significant Impact

- b) There are no mandatory energy reductions for the cultivation operation activities within Article 27 of the Lake County Zoning Ordinance. The Project proposes that no conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency. The will used on-grid power as the primary energy source from PG&E.

Less than Significant Impact

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially 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 Geology Special. Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 18, 19
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					

- | | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 19, 21, 24, 25, 30 |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5, 6, 9, 18, 21 |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5, 7, 39 |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2, 4, 5, 7, 13, 39 |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 14, 15 |

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there is a linear earthquake fault (Clover Valley fault zone) 0.3 miles northeast of the subject sites. The linear faults runs northwest to southeast from the subject parcels sites. The last estimated rupture for these faults was less than 1,600,000 years ago. Because there are no known faults located on the Project site, there is no potential for the Project site to rupture during a seismic event. Thus, no rupture of a known earthquake fault is anticipated and the proposed Project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed.

Seismic Ground Shaking (ii) and Seismic-Related Ground Failure, including liquefaction (iii)

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 under Current Seismic Safety Construction Standards, and no large structures are proposed on this project site.

Landslides (iv)

The Project cultivation site is generally level without significant slopes. There are some risks of landslides on the parcel, however the proposed project's cultivation sites is located on relatively flat areas ranging from 0-10% slope. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally unstable. As such, the Project's cultivation site is relatively flat, however, there are heavily sloped areas on the parcel, the project is not expected to elevate the risk of landslides on the parcels properties and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact with Mitigation Measures GIO-1 incorporated:

GEO-1: A Grading Plan is needed to show the footprints of the structures and access road improvements proposed for the project and how the earth will be graded in a manner that will limit or eliminate the potential for landslides and/or storm-related earth movement.

- b) No major grading is proposed to prepare the Project site for cultivation. The project involves tilling the soil to prepare for cultivation and also includes the import of soil for other cultivation activities, and according to the Property Management Plan this would not involve any adverse effects on the potential for erosion or the loss of topsoil. The proposed project anticipates minimal grading and would require grading plan and the applicant will need to obtain a grading a building permit from the Lake County Community Development Department prior to construction.

Furthermore, the project is enrolled with the SWRCB for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify BPTC measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials. As part of the Applicant's enrollment, they are required to complete Annual Monitoring and Reporting to the State Water Board, which requires that winterization BPTC measures for erosion and sediment control are in place prior to the winter period.

Less Than Significant Impacts with Mitigation Measures GEO-2 through GEO-5, incorporated:

GEO-2: Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow

from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.

GEO-3: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

GEO-4: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

GEO-5: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

- c) The primary geologic unit or soil type where the proposed Project site is situated according to the soil survey of Lake County, prepared by the United States Department of Agriculture and the Water Availability Analysis Technical Memorandum, other soils found on the project parcel are as follows:

The Project soils bound by the parcel consist of approximately 10% of Speaker-Marpa-Sanhedrin gravelly loams between 30 and 75 percent slopes and 90% of the Speaker-Maymen-Marpa association between 50 and 5 percent slopes. This type is moderately deep and well-drained soil with moderate permeability and moderate erosion potential. The entire parcel is summarized by being made up of a well-drained gravelly loam that transitions to shallow bedrock. The project is not adding any significant permeable surface, therefore the project is not expected to increase the erosion potential.

The project area consisted consists of reddish-brown colluvial soils derived from Franciscan Formation sandstone bedrock. The soil is supported by a mixed pine/oak forest.

Less Than Significant Impacts with Mitigation Measures GIO-1 through GEO-5

- d) The Uniform Building Code is a set of rules that specify standards for structures. No structures are proposed that would require a building permit.

Cultivation activities proposed in the project would occur on one type of soil: Speaker-Maymen-Marpa (type 226), 50 to 75 percent slopes, according to the Soil Survey of Lake County and the USDA Web Soil Survey website.

Speaker-Marpa-Sanhedrin and Speaker-Maymen-Marpa slopes is the soil type occurring where the cultivation sites are located. This type is moderately deep and well-drained soil with moderate permeability and moderate erosion potential.

Although no new buildings are proposed, any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site specific study.

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-7 incorporated:

GEO-6: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.

GEO-7: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CALFIRE standard. Please contact the Lake County Community Development Department's Building Division for more information.

- e) The Project proposes an American Disability Act (ADA) compliant portable toilet. The property does currently adequately support a permitted system through the Environmental Health Department. The Project has not been determined if the ADA bathroom can utilize the current septic or if an additional tank must be placed on the property.

Therefore, the proposed project will not test to determine if the current septic is appropriate or an additional tank be installed for the disposal of wastewater. In addition, the system will be inspected and approved by the County Division of Environmental Health prior to obtaining a use permit.

Less Than Significant Impact

- f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36

Discussion:

- a) The Project consists of a total of 14,756 sq. ft. cannabis cultivation area with 17,116 sq. ft. of canopy. The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality.

The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.

According to the CC Ranch Enterprises Management Plan the Daily employee trips are anticipated to be between 4 and 16 trips, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition).

In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction will occur on the site (the new processing facility), and there are minimal gasses that could result from outdoor and indoor cultivation activities. The greenhouse and processing facility will be equipped with airborne particulate carbon filters. The 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. The cultivation operation as a whole is also likely to generate small amounts of carbon dioxide from vehicle trips for employees. Since Lake County is an air attainment county, the small levels of greenhouse gases emitted are not anticipated to be significant.

Less than Significant Impact

- b) The Project does not anticipate conflict with any adopted plans or policies (Lake County General Plan and Lake County Air Quality Management District) for the reduction of greenhouse gas emissions.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD rules or regulations and would therefore have no impact at this time.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34 |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34 |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 2, 5 |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2, 40 |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 20, 22 |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 20, 22, 35, 37 |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5, 20, 35, 37 |

a) Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if unintentionally released and could create a significant hazard to the public or the environment if done so without intent and mitigation. According to the Property Management Plan for the proposed Project, all potentially harmful chemicals would be stored and locked in a secured building on site and measures will be taken to avoid any accidental release and environmental exposure to hazardous materials.

The Project will 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.

The project addresses hazardous materials in the Management Plan, as follows:

The project does not propose the storage or use of any hazardous materials. All chemicals and substances that are potentially hazardous or could create problems with contamination will be stored a minimum of 100 feet from all designated surface water areas, including all waterways on both of the project properties. Furthermore, 300 feet of defensible space will be used for any structure that stores hazardous, flammable or dangerous items. Additionally, all chemicals and hazardous substances will be stored properly. If a spill occurs, the staff member shall immediately clean up the spill in accordance to all Federal, State and local agency requirements and notify managerial staff.

Any hazardous spills that include chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufactures original containers/packaging. All fertilizers/nutrients and pesticides, when not in use, are stored in their manufacturer's original containers/packaging and undercover inside the Nutrient storage shed. Petroleum products are stored under cover and in State of California-approved containers with secondary containment and will be stored within the storage container. Sanitation products are stored in their manufacturer's original containers/packaging within a secure cabinet inside the storage container. Spill containment and cleanup equipment will be maintained within the storage area as well. All employees will be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products will take place on gravel and within a secondary containment to reduce the chances of spills.

Cannabis waste and recycle nutrients, all vegetative waste will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. All solid waste will be stored in bins with secure fitting lids until disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. The burning of cannabis waste is prohibited in Lake County and will be not take place as part of Project operations.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-2 incorporated:

HAZ-1: All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

HAZ-2: With 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, a Hazardous Materials Inventory Disclosure Statement and 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.

- b) The Project involves the use of fertilizers and pesticides which will be stored in a secure, stormproof structure. Flood risk at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site range from moderate to very high.

The project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal. The site preparation would require some construction equipment and would last for about five (5) to seven (7) weeks. All equipment staging shall occur on previously disturbed areas on the site.

Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-7 incorporated:

HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.

HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.

HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.

HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

HAZ-7: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

- c) There are no schools located within one-quarter mile of the proposed Project site. The nearest school is Clover Valley High School, which is located approximately four (4) miles southeast of the project site. Impacts would be less than significant and no mitigation measures would be required.

No Impact

- d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

- e) The Project site is located approximately 6.4 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. In accordance with regional Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there will be no hazard for people working in the Project area from Lampson Field.

No Impact

- f) Access to the Project site is from Clover Valley Road, which is in compliance with California Public Resources Code §4290. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route or is located adjacent to an emergency evacuation route. During long-term operation, adequate access for emergency vehicles via Clover Valley Road and connecting roadways will be available. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

Less than Significant Impact

- g) The Project site sits between an area of high fire risk on both project parcels. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Additionally, the proposed project proposes one (1) 2,500-gallon tank for water storage to be used for fire suppression that will be available in case of wildfire protection.

The applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards. To construct the proposed processing structure, the applicant will be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29, 30
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	i) Result in substantial erosion or siltation on-site or off-site;				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	iv) Impede or redirect flood flows?				
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 29

Discussion:

- a) The Project parcels has no stream crossings and the nearest major watercourse, with only one ephemeral watercourse in proximity to the cultivation area, located approximately 100 feet north of the Project site on APN: 004-017-10.

According to the proposed Project's *Property Management Plan – Waste Management Plan*, the cultivation operation is enrolled in the State Water Resources Control Board's Order *WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of*

Waste Associated with Cannabis Cultivation Activities (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BPTC measures, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Note also that a sediment and erosion control plan is being implemented as part of the greater Property Management Plan, Section Stormwater Management 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. Project implementation will not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an erosion control and stormwater management plan. Furthermore, as the total area of ground disturbance from project implementation is less than one (1) acre, the Project proponent will need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

The County's Cannabis Ordinance requires that all cultivation operations be located at least 100-feet away from all waterbodies (i.e. spring, top of bank of any creek or seasonal stream, edge of lake, wetland or vernal pool).

Additionally, cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-001-DWQ must comply with the Minimum Riparian Setbacks. Cannabis cultivators must comply with these setbacks for all land disturbances, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement).

The project areas is setback as follows:

- Over 500 feet from the nearest Class I watercourse
- Over 300 feet from the nearest Class II watercourse
- 120 feet from the nearest Class III watercourse
- Over 500 feet from the nearest wetland

As described above, the current Project site has been placed as far away as possible from waterbodies and in the flattest practical areas to reduce the potential for water pollution and erosion.

Less Than Significant Impact with Mitigation Measures HYD-1 incorporated:

HYD-1: Before this permit shall have 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.

- b) Due to the existing exceptional drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include

the following reports help calculate the amount of water usage and estimates for the project stated in the Property Management Plan, Section: Water Use Management Plan and the Water Availability Technical Memorandum prepared by the applicant and a licensed professional respectively.

Water Demand

Water for the proposed cultivation operation would come from an existing, permitted on-site groundwater well. The proposed water storage tanks will be located adjacent to each respective cultivation area through aboveground water lines. The applicant submitted a Water Availability Analysis Report for the project prepared by Gregory Engineering, Inc, dated October 25, 2021. The irrigation water from the onsite groundwater well would be pumped to six (6) 2,500-gallon heavy-duty plastic water storage tanks (one storage tank will be steel/fiber glass specifically for fire suppression). Irrigation water would be gravity fed from the water storage tanks to the drip irrigation systems of the proposed cultivation/canopy areas, via PVC piping and black poly tubing. The proposed project operation growing season will be from April through October.

CC Ranch Enterprises expects a total annual water use requirement of .78 acre-feet (or approximately 252,959 gallons) for irrigation purposes, with the greatest daily water usage during the months of July, August, and September (approximately 1,354 gallons per day). According to the CC Ranch Enterprises Management Plan, prepared by Forest Elie, dated February 5, 2019, by, the estimated required annual water use per year for the project’s total canopy area of 14,756 s.f. is approximately .78 acre-feet (252,959 gallons). The estimated maximum daily water use would be approximately 1,053 gallons, with an average daily water use required between 1,400 and 350 gallons per day during the cultivation season (April through November). The following table presents the expected water use of the proposed cultivation operation in gallons by months during the cultivation season:

Monthly Water Use Estimates							
April	May	June	July	August	Sept	Oct	Nov
15,751 gal	31,487 gal	36,737 gal	41,988 gal	41,988 gal	41,988 gal	31,487 gal	10,501 gal
.05 acre feet	.10 acre feet	.11 acre feet	.13 acre feet	.13 acre feet	.13 acre feet	.10 acre feet	.03 acre feet
Estimated Water Use Total for Project							
27.5 inches (average)		252,959 gallons			.78 acre feet		

All water for the proposed cultivation operation would come from the existing onsite groundwater well located at Latitude: 39.154567 degrees and Longitude: -122.864264 degrees, near the north end of the eastern project parcel (APN 004-017-10) of the proposed cultivation area. This well has an estimated yield of 15 gallons per minute (gmp) at the time it was drilled. The groundwater well was tested again in 2020 using a 200-foot deep, 1.5 hp pump. The dynamic water level was measured to be 177 feet deep while pumping 14 gpm. The static water level in the onsite groundwater well was 175 feet prior to the start of the well performance test.

Irrigation

Irrigation for the cultivation operation will use water supplied by the existing well and 5-HP pump. The irrigation water will be pumped from the well, via PVC piping and black poly tubing, to six (6), 2,500-gallon water storage tanks and one (1) of the 2,00-gallon will be dedicated for fire suppression, totaling 15,000 gallons of water storage, and then delivered to a drip irrigation system. The drip lines will be sized to irrigate the cultivation areas at a rate slow enough to maximize absorption and prevent runoff. Drip irrigation systems, when done properly, can conserve more water compared to other irrigation techniques.

Cumulative Impact to Surrounding Areas

Furthermore, the Project is located in a very rural area with potentially one (1) neighboring cannabis cultivation development to the north (APN: 004-017-09). From review of California Department of Water Resources (DWR) Well Completion Report Map Applications, there appears to be a well approximately 0.23 miles to the northeast in Clover Valley close to Clover Creek and 0.68 miles to the northwest on Hogback Ridge. Both wells are outside the recharge area.

No supplemental surface water diversions are currently used or planned. The growing season will be from April through October. Utilization of early morning point emitter drip irrigation helps minimize evaporative water loss rates. Mulching, soil moisture meters, visual and sensitivity inspection, weather monitoring, and nutrient management is said to help manage water usage.

It is recommended that the project applicant monitor water levels in the well. The purpose of the monitoring is to evaluate the functionality of the well to meet the long-term water demand of the proposed project. Water level monitoring is required by the Lake County Zoning Ordinance. Ordinance Article 27 Section 27.11(at) requires the well to have a water level monitor. With these required measures in place, the impact is expected to be less than significant with Mitigation Measures HYD-2.

Less Than Significant Impact with Mitigation Measures HYD-2 incorporated:

HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.

- c) According to Lake County Ordinance Section 27.13 (at) 3, the Property Management Plan must have a section on Storm Water Management based on the requirements of the California Regional Water Quality Control Board Central Valley Region or the California Regional Water Quality Control Board North Coast Region, with the intent to protect the water quality of the surface water and the stormwater management systems managed by Lake County and to evaluate the impact on downstream property owners. All cultivation activities shall comply with the California State Water Board, the Central Valley Regional Water Quality Control Board, and the North Coast Region Water Quality Control Board orders, regulations, and procedures as appropriate.

The cultivation operation is enrolled in the State Water Resources Control Board's Order *WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of Waste*

Associated with Cannabis Cultivation Activities (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. A sediment and erosion control plan is also being implemented as part of the larger Site Management Plan.

According to the Property Management Plan, Section Grading and Erosion Control BMP's the cultivation operations are not expected to alter the hydrology of the parcels significantly. Establishment of the cultivation operations will require minor grading, but they have been located in areas partially cleared for past, Cannabis land uses. Establishment of the cultivation operations does not require the construction of new buildings, paved roads, or other significantly permanent and impermeable surfaces that would alter runoff significantly.

In addition to all development, cultivation, pesticides, and fertilizers will be located a minimum of 100 feet from all setback requirements. There are proposed straw wattles surrounding each of the cultivation areas to prevent sediment movement from the cultivation site to natural surface water. At the county's request or if site characteristics change over the course of time, the applicant will extend straw wattles to further mitigate for sediment movement.

BPTC measures will be deployed in a sequence to follow the progress of site preparation, tilling, and cultivation. As the locations of soil disturbance change, erosion and sedimentation controls should be adjusted accordingly to control stormwater runoff at the downgrade perimeter and drain inlets. BPTCs to be implemented include monitoring weather to track conditions and alert crews to the onset of rainfall events, stabilizing disturbed soils with temporary erosion control or with permanent erosion control as soon as possible after grading or construction is completed, and establishing temporary or permanent erosion control measures prior to rain events. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and planting of native vegetation on all disturbed areas to prevent erosion.

Due to the natural conditions of the Project site and with these erosion mitigation measures, the Project i) will not result in substantial erosion or siltation on-site or off-site; ii) will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; iii) will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and iv) will not impede or redirect flood flows.

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunamis. The Project site is designated to be in Flood Zone D – area of minimal flooding – but possible flood hazard risk – not in a special flood hazard area.

Less than Significant Impact

- e) The Project has adopted a Drought Management Plan (DMP) as part of the requirements of Lake County Ordinance 3106, passed by the Board of Supervisors on July 27, 2021,

which depicts how the applicant proposes to reduce water use during a declared drought emergency and ensures both the success and decreased impacts to surrounding areas. The project also proposes water metering and conservation measures as part of the standard operating procedures, and these measures will be followed whether or not the region is in a drought emergency.

As part of the project's standard operational procedures, the project proposes to implement ongoing water monitoring and conservation measures that would reduce the overall use of water. These measures are included in the Water Use Management Plan (Section 15.2) as required by Article 27, Section 27.13 (at) 3 of the Lake County Zoning Ordinance. On-going water conservation measures include:

- No surface water diversion
- The selection of plant varieties that are suitable for the climate of the region
- The use of driplines and drip emitters rather than spray irrigation
- Covering drip lines with straw mulch or similar materials to reduce evaporation
- Using water application rates modified from data obtained from soil moisture meters and weather monitoring
- Utilizing shutoff valves on hoses and water pipes
- Daily visual inspections of irrigation systems
- Immediate repair of leaking or malfunctioning equipment
- Water-use metering and budgeting

A water budget will be created every year and water use efficiency from the previous year will be analyzed.

In addition to water use metering, water level monitoring is also required by Lake County Zoning Ordinance Article 27 Section 27.11 (at) 3, specifically that wells must have a meter to measure the amount of water pumped as well as a water level monitor. Well water level monitoring and reporting will be performed as follows:

Seasonal Static Water Level Monitoring

The purpose of seasonal monitoring of the water level in a well is to provide information regarding long-term groundwater elevation trends. The water level in project's well will be measured and recorded once in the Spring (March or April), before cultivation activities begin, and once in the fall (October) after cultivation is complete, as the California Statewide Groundwater Monitoring Program (CASGEM) monitors semi-annually, around April 15 and October 15 of each year. Records shall be kept, and elevations reported to the County as part of the project's annual reporting requirements. Reporting shall include a hydrograph plot of all seasonal water level measurements, for all project wells, beginning with the initial measurements. Seasonal water level trends will aid in the evaluation of the recharge rate of the well. If the water level in a well measured during the Spring remains relatively constant from year to year, then the water source is likely recharging each year.

Water Level Monitoring During Extraction

The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well and determine the effect of the pumping rate on the water source during each cultivation season. This information will be used to determine the capacity and yield of the Project's wells and to aid the cultivators in determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the

source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact that the pumping rate has on the well water level. Records will be kept and elevations reported to the County as part of the project's annual reporting requirements. Reporting will include a hydrograph plot of the water level measurements for all project wells during the cultivation season and compared to prior seasons.

Measuring a water level in a well can be difficult and the level of difficulty will depend on site-specific conditions. As part of the well monitoring program, the well owner or operator will work with a well expert to determine the appropriate methodology and equipment to measure the water level, as well as who will conduct the recording and monitoring of the well level data. The methodology of the well monitoring program will be described and provided in the project's annual report.

In addition to monitoring and reporting, an analysis of the water level monitoring data will be provided and included in the project's annual report, demonstrating whether or not use of the project wells is causing significant drawdown and/or impacts to the surrounding area and what measures can be taken to reduce their impacts. If there are impacts, a revised Water Management Plan will be prepared and submitted to the County for review and approval, which demonstrates how the project will mitigate the impacts in the future.

Drought Emergency Water Conservation Measures

In addition to the above on-going water monitoring and conservation measures, during times of drought emergencies or water scarcity the project may implement the following additional measures as needed or appropriate to the site in order to reduce water use and ensure both the success and decreased impacts to surrounding areas:

- Install moisture meters to monitor how much water is in the soil at the root level and reduce watering to only what is needed to avoid excess
- Cover the soil and drip-lines with removable plastic covers or similar to reduce evaporation
- Irrigate only in the early morning hours or before sunset
- Cover plants with shaded meshes during peak summer heat to reduce plant water needs
- Use a growing medium that retains water in a way to conserve water and aid plant growth. Organic soil ingredients like peat moss, coco coir, compost and other substances like perlite and vermiculite retain water and provide a good environment for cannabis to grow
- Install additional water storage

In the event that the well cannot supply the water needed for the project, the following measures may be taken:

- Reduce the amount of cultivation and/or length of cultivation season
- Install additional water storage
- If possible, develop an alternative, legal, water source that meets the requirements of Lake County Codes and Ordinances.

Less Than Significant Impact with Mitigation Measure HYD-3 incorporated:

HYD-3: The applicant will adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency.

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The project site consists of 80 acres of undeveloped land in the Upper Lake/Nice Planning Area. The project parcels are not within a Community Growth Boundary, the proposed cultivation site is approximately 1.39 miles (7,332,8 feet) south of the nearest Community Growth Boundary.

The Project area is characterized as parcels of rural area, where the average parcel is greater than five (5) acres in size and either vacant or undeveloped or developed with a single-family dwellings/accessory structures or agricultural uses.

The proposed project site would not physically divide any established community.

No Impact

- b) The General Plan Land Use Zone and Zoning District designation currently assigned to the Project site is Rural Land (RL). The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the RL land use zone with a major use permit.

The RL Zoning District, as described in the Lake County Zoning Ordinance Section 21-1, Article 7, sets forth to “provide for resource related and residential uses of the County’s undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited access.” According to Article 7.3, Uses permitted that applies to the Project parcel include 1) agricultural uses, including crop and tree farming, livestock grazing, animal husbandry, apiaries, aviaries, except those uses indicated in Section 7.4 and 7.5; 2) one (1) single-family dwelling or mobile home which shall be constructed according to the residential construction standards of Section 10.2; 3) agricultural processing such as fruit dehydrators and packing sheds not exceeding a use area of two thousand (2,000) square feet; and 4) greenhouses, hothouses and incidental structures not exceeding a use area of ten thousand (10,000) square feet; and 5) agricultural and residential accessory uses and accessory structures; small kennels at the location of the Project site.

The proposed canopy and cultivation areas are midway uphill and not along a ridge line and to the south of the Clover Valley Road, they are not generally visible from the Road, and they do not obstruct views of vineyards, dominant hills, and mountains to the south. Fencing around the cultivation areas, existing stands of trees, and plants further screen the project site from the general public. As such, impacts from General Plan Land Use Zoning and Zoning District Ordinance for the Project site (RL) would be less than significant.

Less than Significant Impact

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 26

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources. The Cultural Resource Evaluation Report dated February 2020 states that the project area consisted of reddish-brown colluvial soils derived from Franciscan Formation Osandstone bedrock. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site, and thus no impact.

No Impact

- b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site not delineated on the County of Lake's General Plan, the Upper Lake/Nice Area Plan nor the Lake County Aggregate Resource Management Plan as a mineral resource site. Therefore, the project has no potential to result in the loss of availability of a local mineral resource recovery site.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 13
c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) 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. Emergency generators are not proposed as part of this project are used only emergency backup power. Energy will be supplied by PG&E.

This project will have some noise related to site preparation, and hours of construction are limited through standards described in the conditions of approval.

Although the property size and location will help to reduce any noise detectable on at the property line, mitigation measures will still be implemented to further limit the potential sources of noise.

In regards to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within one (1) mile of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7am – 10pm) or 45 dBA during night hours (10pm – 7am) when measured at the property line.

Less than Significant Impact with Mitigation Measures NOI-1 to NOI-3 incorporated:

NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not used for regular power provision to this facility.

- b) Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

The Project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of heavy construction equipment. There will be minimal grading required during construction, however earth movement is not expected to generate ground-borne vibration or noise levels. According to California Department of Transportation's Transportation and Construction-Induced Vibration Guidance Manual, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet. The nearest existing off-site structures are located over one (1) mile from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site.

Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

Less Than Significant Impact

- c) The Project site is located approximately 16.4 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
--	--------------------------------	--	------------------------------	-----------	---------------

Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5 |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5 |

Discussion:

- a) The Project is not anticipated to induce significant population growth to the area. The project is anticipated to induce minor population growth through the employment of approximately two (2) to four (4) full-time cultivation staff. Seasonal employees is expected to be hired locally.

No Impact

- b) No housing will be displaced as a result of the project. The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere, and will not displace any existing housing, thus no impact is expected.

No Impact

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| a) 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:
1) Fire Protection?
2) Police Protection?
3) Schools?
4) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37 |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

5) Other Public Facilities?

Discussion:

1) Fire Protection

The Upper Lake Fire District, the Nice Volunteer Fire District, and the California Department of Forestry (CalFire) provides fire protection services to the proposed Project area. The Property Management Plan, *section Grounds, A. Calfire 4290 and 4291 requirements*, states the Project will not be proposing any structures that require a building permit and therefore, will not need to meet the PRC 4290 requirements. However, if at the time of the building inspection, it is determined that the property will need to follow 4290 standards as follows: Property line setbacks for structures shall be a minimum of 30 feet.

- a) ● Per NFPA 1142 water storage tanks for commercial use will be steel or fiberglass (not plastic). At this time the applicant is getting quotes on which material will be cheaper but will only purchase either steel or fiberglass water tanks.
- b) ● Roadway for this commercial use shall consist of 20 ft. wide gravel roadway
- c) ● All weather roadway surfaces engineered for 75,000 lb. vehicles is the minimum (including bridges). All weather roadway surfaces do not have standing or flowing water that vehicles must travel through.
- d) ● The maximum roadway slope for any road is 16%.
- e) ● Gate width is 14 foot minimum and Gate setbacks are a minimum of 30 feet from a road.
- f) ● Parking allows for a turnaround/hammerhead T, or similar.
- g) ● Minimum fuel reduction of 100 feet of defensible space. Additionally, 300 feet of defensible space will be used for any structure that stores hazardous, flammable or dangerous items.

With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department, and is in a remote area not easily reached by law enforcement the event of an emergency. Article 27 of the Lake County Zoning Ordinance lays out specific guidelines for security measures for commercial cannabis cultivation to prevent access of the site by unauthorized personnel and protect the physical safety of employees. This includes 1) establishing a physical barrier to secure the perimeter access and all points of entry; 2) installing a security alarm system to notify and record incident(s) where physical barriers have been breached; 3) establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors; 4) maintaining the premises such that visibility and security monitoring of the premises is possible; and 5) establishing procedures for the investigation of suspicious activities. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

The proposed Project is not expected to significantly increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. No impacts are expected.

4) Parks

The proposed Project will not increase the use of existing public park facilities and would not require the modification of existing parks or modification of new park facilities offsite. No impacts are expected.

5) Other Public Facilities

As the owners and operators currently reside in Lake County, and the small staff will be hired locally, and no impacts are expected.

Less than Significant Impact

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

Discussion:

a) As the owners and operators currently reside in Lake County, and the small staff will be hired locally, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities and no impacts are expected.

No Impact

b) The proposed Project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities, and no impacts are expected.

No Impact

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
9, 20, 22,
27, 28, 35 |

Discussion:

a) Roadway Analysis

The project is located approximately four (4) miles northwest of the town of Upper Lake and approximately four (4) miles southeast from the town of Nice, respectively on Clover Valley Road. The proposed project will be accessed from an easement road via State Highway 20. Vehicles traveling to the site will utilize either directly off of California State Highway 20 either from the southeast or northwest and take an easement road or access by a shared driveway directly off of county-maintained Clover Valley Road. The access driveway begins at Clover Valley Road and leads up to the cultivation area on the north end of the eastern parcel. The access driveway to the proposed project area will be approximately 3,587' in length to the entrance of the cultivation site.

The Project site anticipates 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. Daily employee trips are anticipated to be between 4 and 8 trips, about the equivalent of a new single family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition). At minimum the driveway will be 12 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. There are no proposed structures greater than 200 sq. ft., meeting California Public Resource Code 4290 (PRC 4290) road standards for fire equipment access, including two access points for emergency vehicles. Commercial Standards will not need to be met.

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Transit Analysis

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing transit issues, including Chapter 6 of the General Plan.

Bicycle Lane and Pedestrian Path Analysis

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing bicycle and/or pedestrian issues, including Chapter 6 of the General Plan.

TRANS-1: Prior to this use permit having any force or effect, the applicant will be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the road to assure PRC compliance.

Less than Significant Impact with Mitigation Measure Trans-1 added.

- b) 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:

“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.”

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between 2 to 4 during construction and operation.

The applicants will be operating under an A-Type 13 Cannabis Distributor Transport Only, Self-distribution License. In the “RL” zoning district the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. The parcel where the Type 13 license will be located, as required by Article 27.11, shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure.

The proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant.

Less than Significant Impact

- c) 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).

No Impact

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Equipment used in cultivation will be transported to the Project site as needed and will not need to be operated on Clover Valley Road.

No Impact

- e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area, and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways will meet CALFIRE requirements for vehicle access according to PRC §4290, including adequate width requirements. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City’s adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is

geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|---------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,
11, 14, 15 |

Discussion:

- a) The applicant has undertaken a Cultural Resource Study. The findings yielded no significant historical, cultural, or tribal resources, with the exception of the one historical site outside the project area. California Register of Historic Resources also did not have any significant findings for the parcel.

A Cultural Resources Evaluation was prepared by Registered Archeologist, Dr. John Parker and dated February 23, 2020. The report concludes that no historic sites has been recorded within one (1) mile of the project parcels and field inspection discovered no historic or prehistoric cultural materials or features. AB52 Tribal Consultation Notification referral was sent out September 4, 2020, to the appropriate local tribes within the project area, to consult with the local tribes for the project’s potential impact to Tribal Cultural Resources, as defined in Section 21074 of the California Public resources Code. Comments from the Tribal Historical Preservation Officer (THPO) of the Big Valley Band of Pomo Indians commented the proposed project is outside of the Historical Tribal Boundaries and will not seek to have consultation for the project. It is recommended from the cultural assessment that the proposed project be approved as planned. In the unlikely event that undiscovered cultural sites are encountered during the ground disturbance process, it is recommended that work in the immediate vicinity of the find be suspended, and a Registered Professional Archaeologist called in to evaluate the find as required by CEQA.

No previously unrecorded cultural resources were identified within the Project Area during the pedestrian survey, though a further extent of the known quarrying site was identified and recorded. A further extent of the previously recorded sensitive area was identified and recorded during the field survey and undertaken as part of this assessment.

No resources 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) have been identified on the Project Parcel.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

b) There are no other mapped significant resources that are on or adjacent to the site. A Cultural Resources Evaluation was prepared by Registered Archeologist, Dr. John Parker and dated February 23, 2020. The report concludes that no historic sites has been recorded within one (1) mile of the project parcels and field inspection discovered no historic or prehistoric cultural materials or features. AB52 Tribal Consultation Notification referral was sent out September 4, 2020, to the appropriate local tribes within the project area, to consult with the local tribes for the project's potential impact to Tribal Cultural Resources, as defined in Section 21074 of the California Public resources Code. Comments from the Tribal Historical Preservation Officer (THPO) of the Big Valley Band of Pomo Indians commented the proposed project is outside of the Historical Tribal Boundaries and will not seek to have consultation for the project. It is recommended from the cultural assessment that the proposed project be approved as planned. In the unlikely event that undiscovered cultural sites are encountered during the ground disturbance process, it is recommended that work in the immediate vicinity of the find be suspended, and a Registered Professional Archaeologist called in to evaluate the find as required by CEQA.

If tribal cultural resources may be significantly impacted, then consultation would help to determine the appropriate way to avoid or mitigate those impacts. Tribal consultation under AB52 is part of the CEQA review process. According to the referral response from the THPO, it has been determined that no historic resources exist within the project area.

Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22, 31
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 22
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 35, 36

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? 1, 2, 3, 5, 6, 35, 36

Discussion:

- a) The proposed Project will be served by an existing onsite irrigation well and power through PG&E for all project-related energy and water demands. The Project shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Further, a Stormwater Management Plan was submitted that addresses on-site run-off. There is no anticipated changes proposed to adversely affect these named categories. The project will not require in the relocation or construction to impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The project parcels are currently served and have adequate services through an existing approved on-site waste management system (septic system), and an existing well and power through PG&E.

Less than Significant Impact

- b) The subject parcel is served by an existing well as described in the Water Availability Analysis Technical Memorandum and Drought Management Plan submitted with the Use Permit application, and the Management Plan is enrolled as a Tier II / Low Risk cultivation operation in the State Water Resources Control Board's *Order WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BPTC measures for water conservation, including shut-off valves on water tanks, drip irrigation, continued maintenance of equipment, in addition to buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight.

Less than Significant Impact with Mitigation Measures HYD-1 through HYD-3 implemented

- c) The project is currently served by a permitted on-site septic system, however it is not currently determined if the proposed ADA bathroom can use this septic or if another one must be added to the property.

Less than Significant Impact

- d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.

According to the *Property Management Plan – Stormwater Management Plan*, it is estimated that 500 lbs. of vegetative waste will be generated. However, in order to reduce waste and recycle nutrients, all vegetative waste will either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. All solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season.

The proposed cultivation method is to plant both in above ground, where additional growing medium will be purchased and below ground. Fertilizers as well as recycled vegetative waste that has been composted on site will be used to supplement the existing soil on site. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county.

The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is Eastlake Landfill is located within reasonable proximity of the Project site. Lake County Waste Solutions Transfer Station and Recycling Center is located approximately 16 miles northwest of the subject parcel. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020. The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

- e) The project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6

- 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? 1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The project will not further impair an adopted emergency response plan or evacuation plan. The applicant will adhere to all regulation 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.

The proposed project site is accessed through an easement road connected to Clover Valley Road. The property is located within the SRA (high fire) area and is in a moderate fire hazard severity zone. The site is mostly flat or slightly sloped and has a fairly dense fuel load, which will be dramatically decreased through the project. However, 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. The access driveway will be graveled to support a 75,000 lbs load as well as be a minimum of 12' wide with turnouts every 400 feet. A steel or fiberglass fire suppression water tank will be located at the cultivation site.

The addition of cannabis cultivation to this area will not further exacerbate the risk of injury or death due to a wildfire. This site is no more prone to excessive fire risk than most other sites in Lake County. Further, the trips generated by this use will be roughly the equivalent of a single family dwelling (around 10 average daily trips) based on the number of employees proposed.

Less than Significant Impact

- b) The Project site is situated in high risk fire and the parcel is sloped overall. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. 100-foot defensible space of vegetation will be established around the proposed cultivation operation for fire protection. Wildfire prevention will be achieved by maintaining the project grounds. The entire vegetative area surrounding the cultivation area will be well trimmed in order to reduce fire fuel load. All gasoline and diesel-powered equipment will only be used by trained personnel and will be turned off and stored indoors when not in use. Any equipment that has the potential to cause a fire will be used when only 2 or more individuals are actively present to prevent any accidents. The Project would improve fire access and the ability to fight fires at or from the Project site and other sites accessed from the same roads through the upkeep of the property area and the installation of a PRC §4290-compliant water tank (one (1) 2,500-gallon water storage tank dedicated for fire suppression), in addition to the proposed water storage tanks.

Less than Significant Impact

- c) The proposed Project, improvements are minimal, and would not exacerbate fire risk to the level of warranting additional roads. The site has some areas of heavy vegetation, however the responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks are necessary. The access road will be graveled to support a 75,000 lbs. load as well as be a minimum of 12' wide, with turnouts every 400 feet, and have a 60' x 20' hammerhead turnaround at the terminus. A 2,500-gallon steel or fiberglass fire suppression water tank will be located at the cultivation site.

The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residential in the event of a wildfire.

The Lake County Municipal Code Section 13-60 states that

Less than Significant Impact with Mitigation Measure WDF-1-4:

WDF-1: Construction activities will not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading will not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.

WDF-2: Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent.

WDF-3: A Water tender will be present on-site during earth work to reduce the risk of wildfire and dust.

WDF-4: This shall include, but not be 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 75,000 lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.

Less than Significant with Mitigation Measures WILDFIRE 1 through 4 added.

- d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the project parcel, which already contain residential use. Risks are not expected to significantly increase from this project being added to the parcel.

Less than Significant Impact with Mitigation Measures WDF-2 and WDF-3:

WDF-2: Any vegetation removal or manipulation will take place in the early morning hours before relative humidity drops below 30 percent.

WDF-3: A Water tender will be present on site during earth work to reduce the risk of wildfire and dust.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL

Discussion:

- a) According to the biological and cultural studies conducted, the CC Ranch Enterprises cannabis cultivation project does not 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 when mitigation measures are implemented.

All setbacks for watercourses will significantly exceed local, state, and federal regulations to prevent significant impacts on water quality. With the implementation of mitigation measures described in the biological assessment and the Best Management Practices and other mitigation measures described throughout this initial study, the potential impact on important biological resources will be reduced to less than significant.

Less than significant with AES-1 through AES-3; AQ-1 through AQ-5; BIO-1 through BIO-2; CUL-1 through CUL-2; GEO-1 through GEO-7; HAZ-1 through HAZ-7; HYD-1 through HYD-3; NOI-1 through NOI-3; TRANS-1; WDF-1 through WDF-4

- b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Resources, Geology and Soils, Hazardous Material, Hydrology, Noise, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Of particular concern would be the cumulative effects on hydrology and water resources.

To address this issue, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrological Study and Drought Management Plan. Upon review of the Hydrological Study and Drought Management Plan, along with the implementation of hydrological mitigation measures, the Project is expected to have a less than significant cumulative impact.

Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

Less than significant with AES-1 through AES-3; AQ-1 through AQ-5; BIO-1 through BIO-2; CUL-1 through CUL-2; GEO-1 through GEO-7; HAZ-1 through HAZ-7; HYD-1 through HYD-3; NOI-1 through NOI-3; TRANS-1; WDF-1 through WDF-4

- c) The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Transportation, Wildfire, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.

Less than significant with AES-1 through AES-3; AQ-1 through AQ-5; BIO-1 through BIO-2; CUL-1 through CUL-2; GEO-1 through GEO-7; HAZ-1 through HAZ-7; HYD-1 through HYD-3; NOI-1 through NOI-3; TRANS-1; WDF-1 through WDF-4

Impact Categories defined by CEQA

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake/Nice Area Plan
5. CC Ranch Enterprises 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, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)

12. Biological Resources Assessment for the Cannabis Cultivation Operation at 2507 & 2515 Clover Valley Road, Upper Lake California, prepared by Natural Investigations Company, February 11, 2020.
13. Cultural Resources Evaluation of a Portion of 2507 and 2515 Clover Valley Road APNs 004-017-07 and 10, prepared by Archaeological Research, February 23, 2020.
14. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
18. 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
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. FEMA Flood Hazard Maps
24. Lake County Aggregate Resource Management Plan
25. Lake County Bicycle Plan
26. Lake County Transit for Bus Routes
27. Lake County Environmental Health Division
28. Lake County Grading Ordinance
29. Lake County Natural Hazard database
30. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
31. Lake County Water Resources
32. Lake County Waste Management Department
33. California Department of Transportation (Caltrans)
34. Lake County Air Quality Management District website
35. Northshore Fire Protection District
36. Site Visit – May 18, 2020
37. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
38. Hazardous Waste and Substances Sites List,
39. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
40. Lake County Groundwater Management Plan, March 31st, 2006.
41. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
42. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)