



COUNTY OF LAKE

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

February 28, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 20-115) ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Artemis Farms Cannabis Cultivation Project
2. Permits: Initial Study, IS 20-115 for the following:
 - Use Permit (UP 20-95)
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, California 95453
4. Supervisor District: District Three (3)
5. Contact Person/Phone Number: Andrew Amelung – Program Manager (707) 263-2221
6. Parcel Numbers & Size: Cultivation Area:
004-018-33 (7.18 acres), 004-018-34 (7.14 acres), 004-028-21 (119.81 acres), 004-018-36 (11.13 acres), 004-018-07 (158.07 acres), 004-018-35 (14.17 acres), 004-028-22 (78.61 acres)
Clustering Area:
004-018-19 (78.50 acres), 004-018-20 (157.95 acres), 004-018-22 (119.49 acres)
Non-Contiguous road improvement area:
APNs 004-028-26 and 004-028-27
7. Project Sponsor's Name/Address: Autumn Karcey
371 Lakeport Blvd. #174
Lakeport, CA 95453
8. General Plan Designation: Rural Lands (RL)
9. Zoning: Rural Lands (RL)
10. Flood Zone: "D" – Area of Undetermined Flood Hazard and "X" – Area of Minimal Flood Hazard.
11. Slope: Slopes in the cultivation area are predominantly between 0% to 10%

12. Natural Hazards: Wildland Fire Hazard Area
13. Waterways: Several Class III Watercourses
14. Fire District: Northshore Fire Authority Fire Protection District
15. School District: Lucerne Elementary
16. Description of Project: (Describe the whole action involved, including but not limited to later Stages of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The proposed Artemis Farms Cannabis Cultivation Project (Proposed Project) consists of the cultivation of commercial cannabis, and the construction of associated ancillary facilities on ten contiguous parcels (APNs 004-018-33, 004-028-21, 004-018-36, 004-018-07, 004-018-34, 004-018-35, 004-018-19, 004-028-22, 004-028-22, and 004-018-20) located in Nice and Lucerne, CA in the County of Lake (County). However, cannabis cultivation and associated facilities would only take place on APN's 004-018-07, 004-018-34, 004-018-33, 004-028-21, and 004-028-22 (Figure 1). The Project is being proposed with the additional contiguous parcels in order to allow for the collocation/clustering of permits at one acre of canopy per 20 acres. Development related to the Proposed Project, such as grading and construction, would occur on the ten parcels listed above. Additionally, a portion of the access road (2,572 linear feet) that connects Bartlett Springs Rd. to the Property entrance (located across APNs 004-028-26 and 004-028-27 (also owned by the applicant) would be graded and improved in accordance with Public Resource Code 4290 to provide adequate site access once the structures are implemented. Furthermore, Pacific Gas and Electric (PG&E) would install power lines from Bartlett Springs Rd. to the Project Site, which would span across APNs 004-028-21 and 004-032-17 (see Attachment 1 for detailed site plans, including the proposed location of electrical lines – all attachments are available upon request at CannabisCEQA@lakecountyca.gov). For clarification within this Initial Study, the Property refers to all twelve project parcels owned by the Applicant including APNs 004-028-26 and 004-028-27, which are non-contiguous with the project area and are used for road improvement only. The Project Site refers to areas that would house cannabis cultivation activities and experience development/disturbance.

Artemis Farms LLC (Applicant) is seeking fifteen (15) A - Type 3 Outdoor Cultivation Licenses (1) of each Type 13 (B & C) Transportation and Distribution. In addition, VPD 2, LLC (Applicant) is seeking (1) M Type 4 Nursery License, One (1) A Type 4 Nursery License from the County of Lake Community Development Department. Artemis Farms, LLC. and VPD 2, LLC. is applying for a Major Use Permit (UP 20-95)

During the first stage, cultivation would only occur in Cultivation Area C. Cultivation Area C would contain 123,197 sf of canopy area. Assuming three feet of overgrowth from the troughs and a five-foot wide aisle, the total area of canopy and aisles would be approximately 343,987 sf and the entire fenced in area of Area C would be 436,976 sf. During this Stage, eighteen (18) 5,000-gallon water holding tanks would be used for irrigation and fire suppression. The cultivation areas can be seen on Figure 2. No structures would be built until issuance of the Major Use Permit. This Initial Study assessed the impacts of full buildout of the Proposed Project associated with the Major Use Permit. Figure 3 depicts the site plan for full buildout of the Proposed Project. Upon full buildout, Cultivation Area A would be added (56,606 sf of

outdoor canopy, 151,506 sf of beds/aisles, 222,982 sf fenced in area), as well as all ancillary facilities.

Proposed ancillary facilities or development associated with the Proposed Project include construction of one two-story (up to 30 ft tall) 48,000 sf processing facility (Building B), one 4,950 sf greenhouse-nursery (Building E), one 14,300 sf greenhouse-nursery (Building D), one 22,000 sf storage facility (Building F; no cannabis activity would occur in this structure), and three (3) 50,000-gallon water tanks (for irrigation and fire suppression), and a 6-foot-tall chain link fence with security cameras. The total proposed building square footage is 89,250 sf (surface footprint square footage of 65,250 sf).

Figure 1.

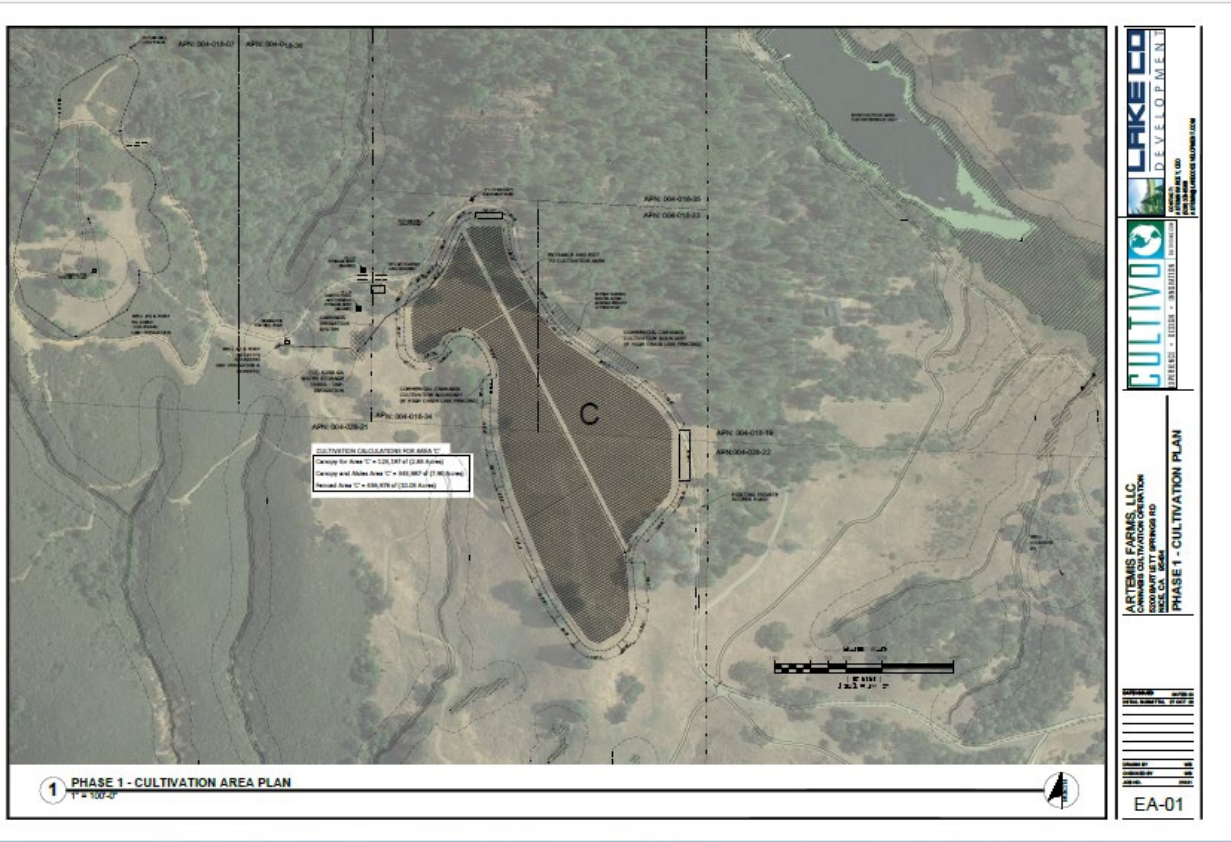


Figure 2.

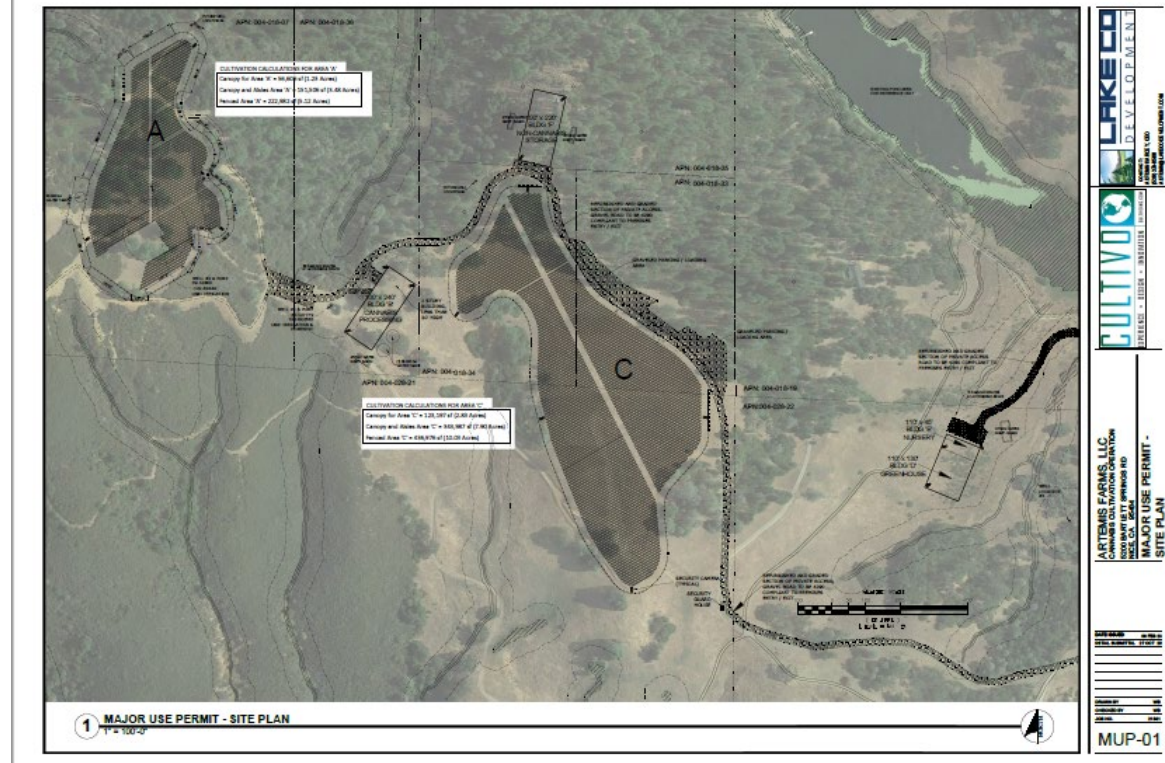
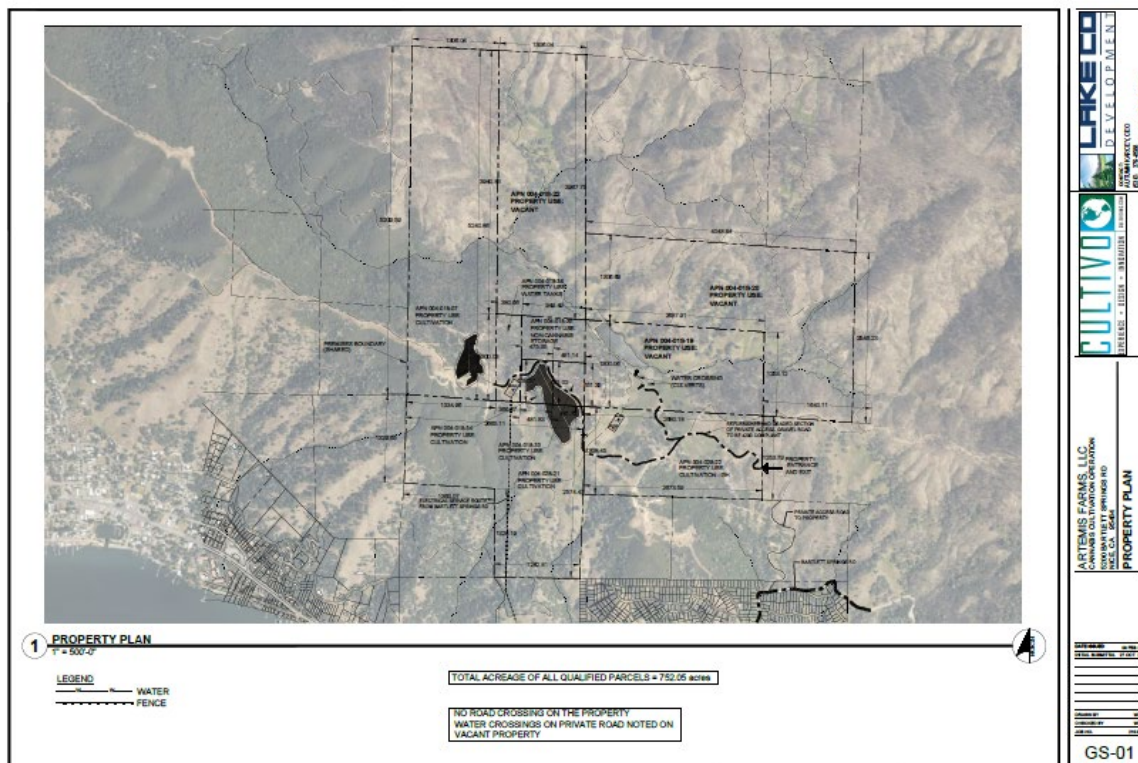


Figure 3



Agricultural chemicals associated with cannabis cultivation (fertilizers, pesticides, and petroleum products) would be stored within a secure storage shed under 120 sf during stage 1. Once built, agricultural chemicals would be moved into the secure proposed processing facility. The proposed processing facility would also contain cannabis processing activities such as drying, trimming, curing, and packaging.

The Property is accessed by a private access driveway connecting to Bartlett Springs Rd. Once building permits are approved, roads will be upgraded to comply with all Fire Safe standards for emergency vehicle ingress and egress, including Public Resources Code Section 4290 standards. At a minimum, The roadway for this commercial use shall consist of a minimum of 20 ft. wide gravel roadway or 12' wide with turnouts every 400'(TBD) by Cal Fire authorized personal. There will be a total of 35 parking stalls including two ADA. The access driveway to the Project Site currently has a security gate at the entrance. As the Applicant is applying for a Type-13 Self-Transport Distribution license, there would be a dedicated loading zone in the parking lot; a hammerhead turnaround would be provided at the terminus 60-feet wide and 20-feet in length.

Table 1 below lists the Project components expected to require a building permit and/or zoning clearance from the County's Community Development Department.

TABLE 1
Proposed Structures requiring building permits and/or zoning clearance from
the Community Development Department

Structure	Proposed/Existing	Proposed Measurement	Proposed Use
Processing facility (Building B; 2-story)	Proposed	48,000 sf	Drying, trimming, curing, and packaging, chemical storage
Greenhouse-nursery (Building E)	Proposed	4,950 sf	Nursery mixed-light cultivation
Greenhouse-nursery (Building D)	Proposed	14,300 sf	Nursery mixed-light cultivation
Storage facility (Building F)	Proposed	22,000 sf	Equipment storage – no cannabis activity
Water storage tanks (3)	Proposed	50,000 gallons each	Storage/irrigation/fire

The first stage would not require a high amount of electricity as cultivation would occur outdoors; during this Stage, three 25 kilo (k) watt (W) diesel generators and solar panels would be utilized for well pumps. The Proposed Project would require an electrical upgrade, which would be applied for during the building permit process. All electricity needed for the Proposed Project would be supplied from solar panels, Pacific Gas and Electric (PG&E), or backup (emergency only) generators. Power from PG&E would be brought through overhead lines as a new service to the proposed buildings and would provide 75 percent of total electricity needed to serve the Proposed Project. Existing PG&E lines in the vicinity of the Project Site would be extended to the Project Site boundary from Bartlett Springs Rd. The exact location of these poles is not yet known but is expected to be determined in consultation with PG&E. Site figures included in Attachment 1 display the proposed location of PG&E transmission lines.

Seventy-five (75) 315 watt (W) solar panels connected to twenty-four (24) 12 volt (V) deep cycle batteries would be installed adjacent to the processing facility and the greenhouse-nursery (D) and would provide the remaining 25 percent of electricity needed. The solar facilities would be supplemented by four 25 kW 3-phase diesel backup generators. Backup generators would only be used in the event of a power outage. Two (2) 500-gallon above-ground diesel holding tanks would supply fuel to the generators. Estimated power requirements of the Proposed Project would be approximately 950 kVA distributed amongst all proposed buildings.

A Property Management Plan (Attachment 1) was developed for the Proposed Project, which includes measures and best management practices (BMPs) to reduce, control, or eliminate potential environmental impacts, as well as a detailed description of Project operations. Attachment 1 also includes all site plans, including sediment and erosion control, security, grading, and circulation/parking. The Property Management Plan includes the subjects of planting schedule, air quality, grounds, grading and erosion control BMPs, security, stormwater management, water use, and drought management plan. All elements within the Property Management Plan are components of the Proposed Project.

Property Description

The Project Site is located roughly one mile north of the intersection of Highway 20 and Bartlett Springs Rd. Access to the Project Site is provided via a private access driveway connecting to Bartlett Springs Road. Access between cultivation areas would be provided via existing roads, which are currently packed earth. Segments of access roads connecting cultivation areas and providing access to Building D would be graded; a 6-inch layer of crushed rock/gravel would be added to all other portions of the access roadway. The existing residence on the Property southwest of the reservoir is not associated with the Proposed Project. The nearest off-site residence is located approximately 0.4 miles southwest of the Project Site. Land uses in the vicinity of the Property are private property and rural residences. Most of the land to the east is dense chaparral or oak savannah and used for cattle grazing, and to the west and south are residential subdivisions. Clear Lake is immediately to the southwest, as are the towns of Nice and Lucerne. To the north and east the terrain becomes increasingly steep and eventually enters Mendocino National Forest land. The remainder of the land in the vicinity of the parcel are rural residences. One stream crossing over a Class III stream occurs within the Project Site along Upper Reach Road and requires culvert improvements. There are no off-site residences within 200 feet of the cultivation sites. Three existing wells are located on APNs 004-018-007, 004-018-36, and 004-028-22.

The topography of the Property is generally steeply sloped with grades between 20 percent and 60 percent, although on ridge tops and in valley bottoms the terrain becomes flatter with grades from 5 percent to 25 percent. However, slopes within the proposed cultivation areas range from zero to 15 percent. Grading will achieve a maximum of 10 percent grade in all cultivation areas and up to three percent for all buildings. The headwaters of 12 Class III streams are in the vicinity of the Project Site. The main watercourse onsite is a seasonal Class II reach of Gilbert Creek that bisects the Property (see Attachment 3). Most aquatic features are adjacent to, but not within, the Project Site boundaries, except one class III stream. This stream is currently culverted and will be upgraded as part of the Proposed Project. Other jurisdictional waterbodies on the Property include a 4.0-acre reservoir with an earth fill dam and concrete spillway that exists in the middle of Forty Springs Valley (APN 004-018-19). There are jurisdictional wetlands surrounding the reservoir in Forty Springs Valley that extend up and downstream of the reservoir along Gilbert Creek and larger tributaries. There are also

some isolated spring-fed wetlands in the northeast corner of the southwest parcel (APN 004-028-21). Water drains from the northwest parcels including Forty Springs Valley to the west via Gilbert Creek and continues flowing northwest for 4.5 miles before the confluence with Clover Creek. A minimum setback of 50 feet would be maintained from the top of bank of all waterways. The Project Site is not located in medium- or high-priority groundwater basins as designated by the California Department of Water Resources (Attachment 3).

Construction

Grading would be required to prepare Cultivation Areas, construction of two greenhouse-nurseries, processing facility, storage facility, installation of water irrigation and electrical lines, improvements of the existing driveway, and installation of the parking lot/loading zones. All buildings are prefabricated and include stamped structurally engineered plans compliant with the IBC, CBC, and Title 24. Grading for the Proposed Project would involve 343,676 cubic yards of cut material, with 20,943 cubic yards of that material used as on-site fill; 322,731 cubic yards of material would be distributed elsewhere on the property or hauled offsite to an approved facility. Additionally, grading required to improve the access road segment off of Bartlett Spring Rd. would require 18,060 cubic yards of cut material, 1,576 cubic yards of fill material, for an excess cut of 16,484 cubic yards. Including a five-foot buffer around the grading limit, the total disturbed area from grading activities would be approximately 30.6 acres. Grading plans are included in Attachment 7. Trenching would occur for the installation of irrigation water lines and electrical communication lines. During the first Stage and construction, portable toilets would be utilized; however, the processing facility (B) and greenhouse-nursery (E) would each include a permanent bathroom and would require the installation of two new septic tanks. Trees will be removed that were damaged in previous wildfire and winter storms; low brush removal around the processing facility (E) may be required (see attached tree survey).

No construction would occur during the first Stage. Construction under the Use Permit is anticipated to take six months to complete, and would occur Monday through Saturday as the County allows, from the hours of 7:30am to 6:00pm. Construction equipment would consist of trucks, hand tools, and general construction equipment, with approximately 150 to 165 truck vehicle trips required during peak construction. Idling of construction vehicles would be minimized and discouraged. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All construction equipment would only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment would occur on an impermeable surface. In the event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state and federal regulations.

Cultivation Operations

Once operational, the Proposed Project is anticipated to require at least one delivery and one pick up of cannabis and related materials per day, with a maximum of three deliveries and five pick-ups per day during the peak harvest time in early fall. The Proposed Project would utilize unmarked transport vehicles to transport product off premises and would be in compliance with all California Cannabis Track and Trace requirements throughout the distribution process. The facility would not be open to the public. The project's core business hours of operation would take place between 8:00am to 7:00pm with deliveries and pickups restricted to the hours of 9:00am to 7:00pm Monday through Saturday and Sunday from 12:00pm to 5:00pm. It is anticipated that 20 to 30 employees would be required per shift during planting and harvest, with up to two shifts required during the peak season. Approximately 10 to 12 full-time

employees would be required to manage the day-to-day operations. The maximum number of employees on-site during the peak season would not exceed 30 people.

The cultivation season for the Proposed Project would begin to utilize both the auto-flower and full-term crops from April-November. The proposed mixed-light greenhouse-nurseries will function year-round and will use supplemental lighting. The proposed outdoor cultivation method would be in-ground with utilizing both auto-flower and full-term crops from April to November. The growing medium of the proposed cultivation areas would be mixed with composted soil and other vegetation waste compost generated on site and added to the soil as an amendment. Soil would be imported as needed to supplement the existing soil mix after each growing season. The proposed cultivation operation would utilize micro-drip irrigation systems, to conserve water resources. Water would be pumped from three existing wells to three water storage tanks located next to the cultivation areas via PVC irrigation lines. Straw wattles are proposed around the cultivation areas to filter sediment from stormwater as it moves off the property. The natural existing vegetated buffer will be maintained as needed between all project areas and waterways on the Property. Proposed Project components would be setback at least 50 feet from the top of bank of all waterways.

All organic waste would be placed in the designated composting area within the cultivation areas. All solid waste would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. All vegetative wastes would either be buried in the composting area found within the cultivation areas or chipped and stored to be used when soil cover is needed.

Artemis Farms plans to supplement their cultivation with both dry and liquid fertilizers. All fertilizers and pesticides used would be from the approved list through California Department of Food and Agriculture (CDFA) and DCC. All of the fertilizers, nutrients, and pesticides would only be purchased and delivered to the property as needed. Chemicals would be stored separately in the processing facility, in their original containers and used as directed by the manufacturer. All pesticides/fertilizers would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the County. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). Water soluble fertilizers/nutrients would be delivered via the drip and micro-spray irrigation systems of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products would be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the storage area. Two 500-gallon above ground diesel holding tanks would be included in the Proposed Project and maintained by Redwood Coastal Petroleum, an authorized 3rd party servicer.

Safety and Security

All future employees would 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 gate to the Project Site would be locked outside of core operating/business hours and whenever personnel are not present. The gate would be secured with a heavy-duty chain, commercial grade padlock, and a Knox Box to allow constant access

for emergency services. Only approved managerial staff and emergency service providers would be able to unlock the gates on the Project Site. The fencing around the cultivation areas would include a 6-foot tall chain link fence with privacy mesh screen and would be mounted with security cameras. A 100-foot defensible space of vegetation would be established around the proposed cultivation operation, including all structures, for fire protection and to provide for clear visibility for security monitoring. A Motion-sensing alarm would be installed at the main gate entrance to alert staff when someone/something has entered onto the premises. Motion-sensing security lights would be installed on all external corners of the property, and at the main entrance to the Project Site. All lighting would be fully shielded, downward casting and would not spill over onto other properties or the night sky. The Proposed Project would utilize a closed-circuit television (CCTV) system that feeds into a monitoring and recording station in a secured office located in a 120 square foot security structure, where video from the CCTV system is digitally recorded. The security system would be relocated to the processing facility once constructed.

Required Permits

Implementation of the Proposed Project will require approvals from the County of Lake, including grading and building permits, as well as a Use Permit. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA). As previously mentioned, the Applicant would most need a building permit for the processing facility, greenhouse-nurseries, storage facility, and water storage tanks.

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

- North: Parcels to the north are zoned RL (Rural Lands) District. These parcels contain open lands.
- South: Parcels to the south are zoned RL District, PDR (Planned Development Residential), RR (Rural Residential) and contain scattered rural residences and open lands.
- West: Parcels to the west are zoned RL District. These parcels contain scattered rural residences and open lands.
- East: Parcels to the east are zoned RL District. These parcels contain scattered rural residences and open lands.

18. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

- County of Lake
 - Lake County Community Development Department
 - Lake County Department of Public Works
 - Lake County Air Quality Management District
 - Lake County Agricultural Commissioner
 - Lake County Sheriff Department
 - Lake County Water Resources Department
 - Lake County Public Services
 - Lake County Department of Environmental Health
- Northshore Fire Authority Fire Protection District

- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- Department of Cannabis Control (DCC)
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs

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

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

Native American outreach was conducted by Konocti Cultural Resource Management (KCRM), during preparation of the Archaeological Survey Report, which included a record search at the Northwest Information Center (Attachment 4). Douglas Prather of KCRM contacted the Habematolel Pomo of Upper Lake; no response was received as of this writing. The County of Lake, as the Lead Agency, initiated consultation with interested tribes pursuant to Public Resources Code 21080.3.1. A response was received from the Robinson Rancheria Pomo Indians of California stating that the project is not within their territories.

ATTACHMENTS

- Attachment 1 – Property Management Plan and Site Plans
- Attachment 2 – Air Quality and GHG Model Runs
- Attachment 3 – Biological Resources Assessment
- Attachment 4 – Archeological Survey Report (Confidential)
- Attachment 5 – SWRCB Notice of Applicability, Water Quality Order WQ-2019-0001-DWQ
- Attachment 6 – Water Well Documentation and Pump Test Report
- Attachment 7 – Grading Plans
- Attachment 8 – Hydrology and Hydraulic Calculations
- Attachment 9 – Water Availability Analysis
- Attachment 10 – Geotechnical Reconnaissance

All Attachments are available upon request at CannabisCEQA@lakecountyca.gov

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact requiring mitigation to bring it to a less-than-significant level. A Mitigation Monitoring and Reporting Program ensures compliance with mitigation measures during project implementation.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input 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 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 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



Date: 3/1/2023

SIGNATURE

AWA

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, 5, 6, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 5, 6, 9

Discussion:

- a) The Project Site is not located near a designated State Scenic Highway or other designated scenic corridor. The nearest eligible State Scenic Highway is State Route 20, approximately 1.5 miles southwest of the Project Site, which does not provide views of the Project Site. The Proposed Project would involve the planting of cannabis crops and installation of

ancillary facilities. Scattered rural residences exist outside of the Project Site, with no off-site residences within 200 feet of the cultivation sites. The existing residence on the Property southwest of the reservoir is not associated with the Proposed Project. The nearest off-site residence is located approximately 0.4 miles southwest of the Project Site. However, none would have direct views of the structures associated with the Proposed Project due to the irregular topography surrounding the site and surrounding vegetation, and there are no direct views of scenic resources at ground level on the Project Site that would potentially be blocked due to construction of the Proposed Project.

Less Than Significant Impact

- b) No unique resources such as rock outcroppings or historic buildings exist on the Project Site and the Project Site is not visible from a State Scenic Highway. The Project Site primarily consists of a mix of grasslands, chaparral, and Blue-Oak/Gray Pine/Ponderosa pine, which are common characteristics of the area. The Proposed Project involves removal of approximately 0.35 acres of tree canopy and low-lying shrubbery. However, tree would not substantially damage scenic resources, as the Project Site is relatively rural and will not be visited by the public.

Less Than Significant Impact

- c) The Proposed Project is located in a non-urbanized rural area with infrequent public use. As stated above, scattered residences around the project Site would not have direct views of the cultivation areas and structures associated with the Proposed Project due to irregular topography and surrounding vegetation. The Proposed Project would not substantially degrade the existing visual character and/or quality of public views.

Less Than Significant Impact

- d) The Proposed Project would create a new source of light through security lighting around the proposed cultivation areas, the processing facility, greenhouse-nurseries, storage facility, front access gate, and parking area; however, the amount of generated light would not be considered substantial. Furthermore, residences in the vicinity would not likely be affected by light due to their distance and natural barriers such as topography and vegetation. Security lighting on the external corners of the proposed cultivation areas would not initiate unless triggered by a motion sensor. The greenhouse-nurseries and processing facility are not expected to emit significant light, as sidewalls would be constructed with insulated metal panels (IMP) that do not allow light penetration. The greenhouse-nurseries roofs would be an 8-mm twin-wall polycarbonate material with 80 percent light transmission and 95 percent light diffusion. Additionally, light pollution would be reduced by 95 percent through the use of black-out curtains and insulation. All lighting would be fully shielded, downward casting and would not spill over onto other properties or the night sky (Attachment 1). Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance.

Less Than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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, 6, 15, 18, 33
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, 6, 15, 16, 18, 33
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, 6, 15, 16, 18
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, 6, 15, 18
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, 6, 15, 18, 33

Discussion:

- a) The Project Site is classified by the Farmland Mapping and Monitoring Program as "Grazing Land". The Proposed Project involves agricultural uses on the Project Site. The Project Site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, the Proposed Project would not result in the conversion of this type of farmland to a non-agricultural use.

No Impact

- b) The Proposed Project is zoned Rural Lands (RL). The Proposed Project is compatible with these land uses. The Project Site is not under a Williamson Act contract.

No Impact

- c) The Proposed Project is not zoned forest land or timberland and would therefore not conflict with or result in the rezoning of forest land or timberland.

No Impact

d) The Proposed Project would not result in the loss or conversion of forest land to a non-forest use.

No Impact

e) See Section II(a) and II(c) above.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 6, 32, 35
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 6, 32, 35
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 6, 32, 35
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 6, 32, 35

Discussion:

a) The County of Lake is currently in attainment for all state and federal air quality standards. Consequently, there are no adopted air quality plans or thresholds for the County. However, the Proposed Project would be required to comply with all Lake County Air Quality Management District rules and regulations for construction.

Less Than Significant Impact

b) The Lake County Air Basin is designated as an attainment area for all applicable federal and state ambient air quality standards. Therefore, the Proposed Project would not generate emissions of any criteria air pollutant for which the project region is nonattainment.

No Impact

c) The Proposed Project has the potential to expose off-site sensitive receptors to air pollutant emissions from construction activities, which include emissions of particulate matter from

diesel-fueled engines. Construction-related activities associated with the Proposed Project would generate emissions of criteria air pollutants from site preparation (e.g., grading and clearing), off-road equipment, material transport, worker vehicles, and vehicle travel on unpaved roads.

Three 25 kW diesel generators and solar panels would be used for power during the first Stage. Generators would not run more than 4 hours a day. This would represent minimal emissions, as Stage one only involves outdoor cultivation and generators would only be used to power the well pumps, security equipment, and charge electronic devices. During additional stages the Proposed Project would only employ generators as a back-up method in the event of a power outage; therefore, use would be limited and resulting emissions would be negligible. Existing off-site sensitive receptors consist of scattered residences, of which the closest to the Project Site is a residence approximately 0.4 miles southwest of the Project Site.

The generation of dust (fugitive PM₁₀ and PM_{2.5}) during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory problems such as asthma. Dust can also adversely affect children and the elderly who are more susceptible to respiratory illnesses. Furthermore, the Proposed Project has the potential to release fumes from volatile organic compounds utilized. This is a potentially significant impact.

Mitigation Measure AQ-1 requires that dust and construction control measures are implemented that would minimize emissions from construction activities. Mitigation Measure AQ-2 requires that records be maintained for all volatile organic compounds. With mitigation, any potential air quality impacts would be reduced to less than significant.

Less Than Significant with Mitigation Incorporated

Mitigation Measures:

AQ-1: The following control measures shall be implemented during construction:

- a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source.
- b) When wind speeds result in dust emissions crossing property lines, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.
- c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity).
- d) All exposed soils be watered as needed to prevent dust density as described above and in order to prevent dust from visibly exiting the property.
- e) All haul trucks transporting soil, sand, or other loose material offsite shall be covered.
- f) All vehicle speeds on unpaved roads shall be limited to 25 mph.

- g) During construction the contractor shall, where feasible, utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- h) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.

AQ-2: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.

- d) The Proposed Project would result in diesel exhaust emissions from on-site construction equipment during the construction Stage. Diesel exhaust emissions can result in temporary and intermittent odors at off-site sensitive receptors. The Proposed Project would only employ diesel generators in the event of a power outage; therefore, use would be limited and resulting emissions would be negligible. Three 25 kW diesel generators would be used for power during the first Stage. This would represent minimal emissions, as Stage one only involves outdoor cultivation and generators would only be used to power water well pumps, security equipment, and charge electronic devices.

The cultivation of cannabis has the potential to emit odors. However, due to the rural nature of the Project Site and the lack of residences in the immediate vicinity of the Project Site, odors from cannabis cultivation are not anticipated to be detected by the public. However, The Proposed Project includes an Air Quality Management Plan that stipulates how odor complaints would be developed and reduction strategies would be implemented. As part of the Plan, property owners and any residents of property within a 1,000-foot radius of the Proposed Project would be provided with the contact information of the Community Liaison responsible for responding to odor complaints (Attachment 1).

Furthermore, potential odors would be minimized, as the processing facilities would be equipped with carbon filters/air scrubbers, ventilation systems, and native vegetation maintenance to mask odors from cannabis cultivation and processing.

Less Than Significant Impact

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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"/>	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41, 52
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41, 54
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, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
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"/>	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
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, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41, 54
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, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41

Discussion:

- a) A Biological Resource Assessment (BRA) was prepared for the Proposed Project and is included as Attachment 3. As part of the BRA, a site visit was conducted on September 16, 2020 in order to assess vegetative communities with the potential to be impacted by the Proposed Project, and other sensitive biological resources present on the Property. The BRA reviewed the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and California Department of Fish and Wildlife (CDFW) California Natural Diversity Database. The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation was also reviewed to determine special-status species that may occur within the region (USFWS, 2021). For the purpose of this Initial Study, special-status include species that are:

- Ranked by CNPS as List 1 and 2;
- Listed or proposed for listing as endangered or threatened under the California Endangered Species Act and/or Federal Endangered Species Act;
- Designated as endangered, rare, or fully protected pursuant to the California Fish and Game Code; or
- Designated as a Species of Special Concern by CDFW.

In addition to the BRA, two memos were prepared to document the results of an early and a mid-season floristic survey completed on March 22, 2021 and April 23, 2021, respectively (Attachment 3). The surveys were completed consistent with CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. These surveys were completed consistent with County requirements to complete a habitat assessment and two floristic surveys.

Finally, a Biological Memorandum was prepared for the Proposed Project that documented the results of a final biological survey completed on May 27, 2021. This survey focused on the Project Site (all areas to be disturbed by the Proposed Project), provided a fourth floristic survey, and mapped the GPS boundaries of habitats identified in the initial BRA. This memo is included in Attachment 3.

Habitats on the Property include blue oak - grey pine - Ponderosa pine woodland, annual grassland, chamise-Yerba Santa chaparral, a reservoir, and several Class III streams. Cannabis activities within the Project Site are limited to areas of annual grassland and blue oak - grey pine - Ponderosa pine woodland. However, necessary road improvements would require the replacement of one existing undersized culverts over a Class III stream, which does not provide suitable habitat for aquatic species. The Proposed Project would disturb approximately 30.6 acres - a total of 17.0 acres of annual grasslands, 5.7 acres of blue oak - grey pine - Ponderosa pine woodland, and 2.9 acres of chamise-Yerba Santa chaparral. This includes approximately 40 linear feet of the Class III drainage to be disturbed in order to replace culverts. Up to 27 oak trees may be removed as a result of the Proposed Project. Removal of oaks as it relates to sensitive habitats is discussed in question (b) below.

No special-status plants were observed during the habitat assessment or the floristic surveys. Four floristic surveys were completed for the Proposed Project and confirmed that special-status plants with the potential to occur were not present within or adjacent to the Project Site. Therefore, there would be no impact to special-status plants.

The initial BRA determined there was limited potential for several special-status animals to occur on and in the vicinity of the Property (Attachment 3). However, the Biological Memorandum determined that, aside from impacts to special status and nesting birds discussed below, the Proposed Project avoided potential impacts by preserving habitat for special-status animals and limiting the Project Site to areas not suitable for special-status animals (Attachment 3). Therefore, impacts to special-status animals are avoided through project design.

Additionally, marginal and minimal foraging habitat for migratory and special-status birds such as osprey (*Pandion haliaetus*), golden eagle (*Aquila chrysaetos*) and prairie falcon (*Falco mexicanus*) occurs within the Project Site. The Proposed Project would not change the overall undeveloped nature of the Property and would preserve approximately 97% of the undeveloped habitat on the Property. Proposed lighting would consist of minimal

shielded and downcast lighting that would not overspill beyond the Project Site and would therefore not result in the potential to strand or disorient migratory birds. This would be a less-than-significant impact.

Although impacts to foraging and migratory behavior would be less than significant, there is the potential for birds to nest within and adjacent to the Project Site. The Project Site lacks suitable nesting habitat for special-status birds, however, intact woodland habitat in the vicinity of the Project Site may provide suitable nesting habitat for migratory and special status birds, including prairie falcon. The Project Site and surrounding area lack old growth forest required for northern spotted owl nesting and preferred for golden eagle nesting. The nearest observation of northern spotted owl is approximately 2 miles east of the Project Site and consisted of a single owl observed in 1982 (Spotted Owl Observations observation ID 33736). There are no observations of golden eagle within 10 miles of the Project Site. The closest occurrence of this species was approximately 20 miles east of the Project Site observed in 1986 (CNDDDB occurrence 112). Therefore, the Proposed Project would not impact nesting golden eagles or northern spotted owls.

Ground disturbing activities are anticipated to disturb approximately 30.6 acres, and would involve temporary use of heavy machinery during initial grading. Ground disturbing activities could result in minor sensory disturbance to birds nesting nearby. Nesting birds are protected under California Fish and Game Code as well as the Migratory Bird Treaty Act, and such disturbance would be a potentially significant impact. Mitigation Measure BIO-1 would avoid potential impacts to nesting birds by requiring a preconstruction nesting bird survey prior to construction and establishing a disturbance-free buffer around active nests. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds, including special-status bird species, would be less-than significant.

Less Than Significant Impact with Mitigation Incorporated

Mitigation Measures:

BIO-1: Should work commence during the nesting season (February 1 through September 15), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than five days prior to the start of ground disturbing activities. Areas on and within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a "disturbance-free" buffer shall be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility material. The buffer shall remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, shall not occur within the buffer. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey shall be conducted.

- b) Habitat types on the Project Site include annual grassland and blue oak - grey pine - Ponderosa pine woodland, chamise-Yerba Santa chaparral, and replacement of one road crossings along a Class III drainage. Annual grasslands and chamise-Yerba Santa chaparral are not considered sensitive and impacts to this habitat would not constitute impacts to sensitive habitats. Oaks are considered sensitive and afforded protection by the Lake County Oak Woodland Management Policy. Therefore, individual oaks present within the blue oak - grey pine - Ponderosa pine woodland would be considered sensitive. Additionally, the Class III drainage would be considered sensitive. Hydrological analysis determined that the existing culvert is not large enough to handle a 100-year storm plus

debris event and should be replaced (Attachment 8).

Prior to improvements of the Class III drainage road crossing, notification would be provided to CDFW and an LSAA would be obtained. Consultation with the U.S. Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB) would be necessary to determine required permitting under the Clean Water Act and would occur prior to culvert replacement. Approximately 40 linear feet of the Class III drainage would be disturbed. This activity would improve habitat quality compared to existing conditions by improving an existing culvert that is undersized. These activities would be performed when the stream is dry and would adhere to measures within the LSAA and other required permits.

Additionally, setbacks to aquatic habitat would be adhered to. Wetlands and Class III streams occur throughout the Property. In order to ensure proper setbacks are observed for aquatic habitat in the vicinity of the Project Site, Mitigation Measure BIO-2 and BIO-3 would be implemented. Mitigation Measure BIO-2 and BIO-3 would require that erosion BMPs be implemented and a 50-foot setback around the Class III streams and wetlands be staked by a qualified biologist and left in place throughout construction for ground disturbance within 200 feet of aquatic habitat. Mitigation Measures HYD-1 and GEO-1 included in the Hydrology and Water Quality and Geology and Soils sections would additionally ensure that a Stormwater Pollution Prevention Plan would be implemented as needed and that erosion control and sediment plans are prepared.

Impacts to oaks would include the removal of trees in order to complete roadway improvements to meet Public Resource Code 4290 requirements. A total of 80 trees would be removed or impacted by the construction of the Proposed Project. Removed trees include the following species, all of which are native to California: canyon live oak (*Quercus crysolepis*), California black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), gray pine (*Pinus sabiniana*), Douglas fir (*Pseudotsuga menziesii*), and Ponderosa pine (*Pinus ponderosa*). Of the 80 removed trees, 27 trees are *Quercus* species, 47 trees are *Pinus* species, and 6 trees are Douglas firs. Removal of oaks is considered a significant impact. Should healthy oaks with a diameter at breast height (dbh) exceeding five inches be removed, Mitigation Measure BIO-4 would be implemented. Mitigation Measure BIO-4 would require that impacted oaks be mitigated for through an Oak Mitigation Plan prepared in accordance with Lake County's Oak Woodland Management Policy and the University of California Integrated Hardwood Range Management Program's Oak Woodland Impact Decision Matrix. This would be a less-than-significant impact with inclusion of Mitigation Measure BIO-4.

As a component of compliance with the State Water Resources Control Board (SWRCB) Requirements for Cannabis Cultivation, use of chemicals such as pesticides and fertilizers are prohibited in conditions where such chemicals could enter riparian or aquatic habitat. A Property Management Plan has been prepared to facilitate the use of operational chemicals and ensure compliance with requirements protecting aquatic resources (Attachment 1). As an additional component of the Property Management Plan, a stormwater management plan has been included to prevent runoff from impacting surface water resources. As described in Section X(a), the Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the Central Valley Regional Water Quality Control Board (CVRWQCB). These plans would ensure that any riparian habitat or sensitive natural communities are protected from the discharge of waste associated with cannabis cultivation activities. This would be a less-than-significant impact with mitigation.

Less Than Significant Impact with Mitigation.

Mitigation Measures:

BIO-2: For the protection of aquatic features adjacent to the Project Site, BMPs for erosional control measures, such as straw wattles and silt fencing, shall temporarily be placed along existing roadways within stream and wetland setbacks during construction activities. Native vegetation shall be planted along roadsides for long-term erosion control.

BIO-3: Prior to construction activities, a qualified biologist shall survey the potential seasonal wetlands and Class III watercourses within 200 feet of the Project Site. The qualified biologist shall demarcate setbacks from wetlands and watercourses with high-visibility fencing or flagging. No construction or operational project activities shall occur within the setbacks, including the stockpiling of materials or storage of equipment. The demarcation shall remain in place throughout the duration of construction. Following construction, the demarcation may be removed, with the understanding that Project activities within the setback shall not occur.

BIO-4: Prior to removal of any true oak species trees, an inventory of trees to be removed, or which may be adversely affected by ground disturbance within the critical root zone, shall be prepared. This inventory shall include the species, dbh, overall health of the tree, and demarcating of the critical root zone. For removal of trees in good health with a dbh greater than five inches, or other adverse impacts related to the Proposed Project, a mitigation plan shall be prepared in accordance with Lake County's Oak Woodland Management Policy and the Oak Woodland Impact Decision Matrix. Compensatory (University of California, 2018) plantings and monitoring shall be developed in consultation with the County's Board of Supervisors.

- 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.

As stated above, the only aquatic habitat present within the Project Site would be limited to replacement of a single existing road crossing over a Class III drainage. Hydrological analysis determined that the existing culvert is not large enough to handle a 100-year storm plus debris event (Attachment 8). A licensed engineer has evaluated the stream crossings to determine appropriate sizing of the culvert to handle a 100-year storm flow (Attachment 8). Therefore, implementation of these upgrades, with appropriately sized and evaluated plans, would constitute an improvement compared to current conditions. However, these activities would still require disturbance to 40 linear feet of a Class III drainage. A LSAA would be obtained and CDFW consulted to determine what terms and conditions would be necessary for stream crossing improvements. USACE and the RWQCB would also be consulted to determine additional permitting needs. Terms and conditions within all necessary permits would be adhered to. Implementation of Mitigation Measure BIO-2 and BIO-3 would ensure additional impacts would not occur by installation of erosion control BMPs and setback fencing.

Additionally, the project design includes a Property Management Plan that would prevent chemicals, sediment, or impaired runoff from entering surface water sources, and the Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan to the CVRWQCB. The Proposed Project does not include project cultivation or storage of materials with the potential to degrade water quality within 50 feet of Class III streams and wetlands. This is consistent with setbacks identified in the State Water Resources Control Board Requirements for Cannabis Cultivation to protect against indirect impacts to wetlands and waters. This would be a less-than-significant impact.

Less Than Significant Impact

- d) The Property is currently undeveloped with the exception of roadways and limited infrastructure. No movement corridors or nursery sites were observed on the Property, and streams present on the Property were limited to Class III streams that do not have features capable of supporting fish. However, the Property currently does not contain significant wildlife barriers that would limit wildlife movement through the Property. Aquatic habitat has been preserved through project design, and aquatic setbacks have been adhered to. Additionally, the Project Site is limited to a clustered area comprising approximately 3% of the overall Property. Lands surrounding the Project Site contain significant and undeveloped mixed forest habitat that could provide suitable habitat for migrating animals or rearing of young. The Proposed Project would not alter or impact wildlife access to or use of these areas. Therefore, the Proposed Project would not disturb 97% of the Property, avoid natural corridors, and would not impact wildlife use or access beyond the Project Site. This would be a less-than-significant impact.

Less than Significant Impact

- e) Applicable setbacks to aquatic habitat have been adhere to through project design. However, removal of oak trees would conflict with the Lake County Oak Woodland Management Policy. As discussed under question (b) above, removal of or adverse impacts to healthy oaks exceeding a dbh of five inches would be a significant impact. Mitigation Measure BIO-4 would require that impacted oaks be mitigated for through an Oak Mitigation Plan prepared in accordance with Lake County's Oak Woodland Management Policy and the University of California Integrated Hardwood Range Management Program's Oak Woodland Impact Decision Matrix. This would be a less-than-significant impact with inclusion of Mitigation Measure BIO-4.

Less than Significant Impact

- f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the area of the Project Site. Therefore, the project would not conflict with an established or proposed conservation plan. A technical report for preserving landscape connectivity for the region has been prepared and identifies key areas for preservation of wildlife corridors throughout the region (Mayacamas to Berryessa Connectivity Network; Gray et. al., 2018). This report recognizes that significant undeveloped land to the east of the Project Site allows for a medium to high level of wildlife terrestrial permeability. However, the Project Site is outside of the areas identified as wildlife corridors key to preservation of large-scale wildlife movement. Terrestrial linkage potential and existing permeability are identified as low due to the nearby development surrounding Clear Lake. As stated above, impacts to aquatic habitat would be limited to Class III drainages at existing road crossings. Additionally, the

Proposed Project would not disturb approximately 97% of the Property and would not impact wildlife use or access to nearby undeveloped habitat. The Proposed Project would not conflict with the goals of the Mayacamas to Berryessa Connectivity Network. There would be no impact.

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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"/>	6, 19, 20
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 19, 20
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 19, 20

Discussion:

- a) An archaeological record search at the Northwest Information Center (NWIC) and field survey were completed in December 2020 and January 2021 (Attachment 4). The NWIC record search found that none of the Proposed Project Site had been previously surveyed and that no cultural resources had been identified within 0.25 miles of the Proposed Project. Requests for information were sent to Native American groups in Lake County. A response was received from the Robinson Rancheria Pomo Indians of California stating that the project is not within their territories.

The archaeological survey was completed using transects spaced no more than 20 meters apart. Ground surface visibility was very good. Three isolated artifacts (Mt. Konocti obsidian bifaces) were found. The bifaces do not constitute significant cultural resources and are not eligible for listing on the California Register of Historical Resources due to their limited information value. The general lack of water sources on the landscape indicates a low potential for cultural resources, however this does not exclude the possibility. Identification of subsurface deposits, new resources, or human remains are all potentially significant impacts. If any artifacts, archaeological features, or human remains are encountered during grading or excavation, the mitigation measures below shall be implemented. With the mitigation measures incorporated below, all potential environmental impacts would be

reduced to less than significant.

Less Than Significant with Mitigation Incorporated

Mitigation Measures:

CR-1: Should any cultural resources be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find. The project proponent and lead agency shall be notified immediately, and a qualified professional archaeologist shall be retained to assess the find, recommend and implement mitigation measures, and prepare a report in accordance with current professional standards. Native American consultation shall also be undertaken as part of this mitigation measure.

CR-2: Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Coroner shall be notified immediately and compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety Code Section 7050.5 shall be required. If the coroner determines that the remains are Native American, the coroner shall ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.

b) See discussion V(a) above.

Less Than Significant with Mitigation Measures CR-1 and CR-2 Incorporated

c) The See discussion V(a) above.

Less Than Significant with Mitigation Measures CR-1 and CR-2 Incorporated

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"/>	6, 34
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"/>	6, 34

Discussion:

- a) Construction of the Proposed Project would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, and trenching. Fuel consumed during construction would be temporary in nature and would not represent a significant demand on available fuel. There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Estimated power requirements of the Proposed Project would be approximately 950 kVA distributed amongst all proposed buildings (Attachment 1).

The Proposed Project would promote energy efficiency through building design. Lighting in the greenhouse nursery would automatically switch off when the useable sunlight inside the greenhouse exceeds a conservative 600 watts per square meter. All lighting fixtures in the nursery and greenhouse would utilize LED lighting technology which offers a minimum 35% decrease in power consumption. The structures would be equipped with electronic thermostats with advanced sensors for accurate temperature control and monitoring of climatic data in real-time. Variable frequency drives would be installed on exhaust fans, heat buffering systems, zone pumps, and mixing valves to utilize energy efficiently. In addition, retractable insulation curtains would be installed in all greenhouses and nurseries to reduce heat loss and gain more control over natural light levels and excess greenhouse temperatures, reducing the need for mechanical cooling systems (Attachment 1).

Mitigation Measure AQ-1 would further reduce energy consumption during construction by requiring the contractor to minimize equipment idling time. Additionally, all diesel-fueled construction vehicles would be required to meet the latest emissions standards. These measures would further reduce fuel and energy use during all stages of construction and avoid the wasteful, inefficient, or unnecessary consumption of fuel energy. Therefore, operation of the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of energy resources.

Less Than Significant Impact

Less than Significant Impact

- b) The Proposed Project would not conflict with a State or local plan for renewable energy or energy efficiency, and would not result in the wasteful, inefficient, or unnecessary consumption of energy resources (see Section VI(a)). Therefore, this impact would be less than significant.

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
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|
| a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12, 13, 16, 18, 27, 30, 49, 50, 53 |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|

- 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.
 - 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? 6, 12, 13, 16, 18, 24, 27, 30, 46

 - 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? 18

 - d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? 18

 - 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? 18

 - f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? 6, 19

Discussion:

a) Earthquake Faults (i)

The Project Site is located immediately west of the approximate location of the Clover Valley fault zone. However, the Project Site is not located within an earthquake zone of required investigation as defined in the Alquist-Priolo Earthquake Fault Zoning Map. The nearest Alquist-Priolo fault zone is the Bartlett Springs fault zone, located approximately 8.7 miles north of the Project Site.

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

Faults exist throughout the County; therefore, there will always be the potential for seismic ground shaking. According to the California Geological Survey, the Project Site nor the areas in the immediate vicinity of the Project Site are located within areas of known liquefaction. Therefore, it is unlikely that ground failure or liquefaction would occur on the Project Site in the future.

Landslides (iv)

The surrounding landscape has moderate to high slopes along with the Project Site and there is a potential for landslides due to this. However, the Project Site is not located within a landslide zone according to the California Geological Survey. Therefore, the potential for landslides is to less than significant.

Less Than Significant Impact

- b) Soils on the Project Site are classified by the USDA Web Soil Survey as having moderate to high runoff potential, moderately to highly susceptible to erosion, and steep topography. These factors together create an area with potential for soil erosion. Construction of the Proposed Project would involve grading and earth moving activities, as well as construction of project components. Construction activities would result in the temporary disturbance of soil and could expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation. This is a potentially significant impact. Mitigation Measures GEO-1 and GEO-2 would reduce impacts related to erosion and loss of topsoil. Furthermore, Mitigation Measure HYD-1 requires the Project Applicant obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit administered by the Central Valley Regional Water Quality Control Board and have an approved Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction activities. The Construction SWPPP would specify Best Management Practices (BMPs) for erosion and sediment control measures. With implementation of Mitigation Measure HYD-1, impacts resulting from soil erosion or the loss of top soil would be reduced to less than significant.

Furthermore, as explained in Section X(a), a Site Management Plan would be prepared by a storm water professional and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. This plan would be reviewed by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program prior to cultivation activities. The Proposed Project would comply with the County Grading Ordinance.

Less Than Significant Impact with Mitigation Incorporated

Mitigation Measures:

GEO-1: Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the County's Water Resource Department and 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. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.

GEO-2: 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.

- c) According to the USDA Web Soil Survey of the Project Site, soils on the Project Site include primarily Millsholm-Squawrock-Pomo complex, Speaker-Marpa-Sanhedrin, Maymen-Etsel-Snook complex gravelly loams. These soils are generally well drained to excessively well drained, and the groundwater table is over 80 inches deep. A Geotechnical Reconnaissance was conducted for the Proposed Project (Attachment 10). The study concluded that the Proposed Project is feasible from a geotechnical engineering standpoint. Slope instability was observed in the steeper portions of eastern facing slopes to the west of proposed buildings D and E. The study recommends that improvements should be set back from areas of slope instability or unstable areas should be mitigated. The primary geotechnical concern is the presence of relatively weak surface soils subject to creek, near surface moderately to highly expansive soils, variable density old fills, and variable bedrock conditions with the potential for difficult excavations in bedrock. Furthermore, the study concluded that the risk of future surface rupture during earthquakes would be low. The survey recommends that a detailed geotechnical investigation with subsurface exploration should be performed to provide recommendation for engineering grading, foundation types and design, etc.

If a detailed geotechnical investigation were to indicate that the Proposed Project was to be located on unstable soils, impacts would be potentially significant. Mitigation Measure GEO-3 shall be implemented to confirm that the Proposed Project would be located on soils that are stable and that proposed grading would not lead to instability, prior to construction.

Less Than Significant with Mitigation Incorporated

Mitigation Measure:

GEO-3: The Applicant shall submit a geotechnical report to the County prior to construction that confirms that structures associated with the Proposed Project will be located on stable soils and all recommendations within the geotechnical report relating to building design shall be adhered to.

- d) The soils on the Project Site are classified as having a low shrink-swell potential of 1.5 on the linear expandability index according to the USDA Web Soil Survey of the Project Site. However, the geotechnical reconnaissance study (**Attachment 10**) indicated the potential for expansive soils. Expansive soils could result in direct or indirect risks to life or property. Implementation of Mitigation Measure GEO-3 would reduce potential impacts to less than significant.

Less Than Significant Impact with Mitigation Measures GEO-3

- e) Soil types on the Project Site primarily consist of primarily Millsholm-Squawrock-Pomo complex, Speaker-Marpa-Sanhedrin, Maymen-Etsel-Snook complex gravelly loams, which as described above will have a less than significant chance of becoming unstable or becoming susceptible to landslides. Therefore, the Project Site is capable of supporting the two proposed septic tanks and associated infrastructure.

Less Than Significant Impact with Incorporated Mitigation Measures GEO-1 through GEO-4.

- f) There are no known paleontological or unique geological features present on the Project Site (Attachment 4). There is always the potential, however remote, that previously unknown unique paleontological resources or sites could be encountered during subsurface construction activities. This is a potentially significant impact. In the event that paleontological resources or sites are found, Mitigation Measures GEO-4 would ensure that the Proposed Project would not directly or indirectly destroy a unique paleontological resource or site. After implementation of Mitigation Measures GEO-4, impacts to paleontological resources would be less than significant.

Less Than Significant with Mitigation Incorporated

Mitigation Measure:

GEO-4: In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.

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, 2, 3, 4, 6, 9, 24, 34, 35
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, 2, 3, 4, 6, 9, 24, 34, 35

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.

Air quality and greenhouse gas (GHG) emissions were estimated for the Proposed Project and are included as Attachment 2. Construction of the Proposed Project would emit GHG emissions primarily from the combustion of diesel fuel in heavy equipment. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. As shown in Attachment 2,

construction of the Proposed Project is estimated to result in 786 metric tons of CO₂ equivalent (MT CO₂e).

Consistent with recommendations of other air districts throughout California, and in the absence of a construction-specific significance threshold, this analysis amortizes the total construction emissions over the assumed lifetime of the Proposed Project, and adds those emissions to the operational emissions. Using 30 years as a representative lifetime consistent with recommendations of other air districts throughout California, the Proposed Project would result in total amortized construction emissions of 26 MT CO₂e per year.

Operational GHG emissions from build-out of the Proposed Project would result from direct mobile sources, including vehicle trips, as well as indirect GHG emissions sources from electricity use and water usage and conveyance. As shown in **Attachment 2**, operation of the Proposed Project, including amortized construction emissions, would result in 299 MT CO₂e per year. While Lake County has not adopted a threshold of significance for GHG emissions, the nearby Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that are used by several air districts in Northern California, including a numeric threshold of 1,100 MT CO₂e per year. The County, in its discretion, has deemed that the BAAQMD's GHG thresholds are appropriate to use to evaluate the significance of the Proposed Project's GHG emissions. Compared to the BAAQMD threshold, construction and operation of the Proposed Project would result in a negligible increase in GHG emissions. Therefore, construction and operation of the Proposed Project would not result in a substantial increase in GHG emissions. Impacts associated with construction and operational GHG emissions are considered less than significant. Additionally, incorporation of Mitigation Measure AQ-1 would further minimize GHG emissions from construction activities.

Less than Significant Impact

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

See Section VIII(a) above. To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Because the Proposed Project emissions would be below the BAAQMD numeric threshold, the Proposed Project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 4, 6, 8, 9, 10, 12, 13, 18, 21, 30 |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 4, 6, 8, 9, 10, 12, 13, 18, 21, 30 |
| 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"/> | |
| 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"/> | 25, 26 |
| 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"/> | |
| 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"/> | 6 |
| 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"/> | 6, 16, 17, 21 |

Discussion:

- a) Materials associated with the cultivation of commercial cannabis, such as fertilizers, pesticides, cleaning solvents, and gasoline, could be considered hazardous if improperly stored, disposed of, or transported. However, as stated in the Property Management Plan (Attachment 1), all fertilizers/nutrients, pesticides, petroleum products, and sanitation products would be properly stored in their manufacturer's original containers. All fertilizers/nutrients and pesticides would be securely stored inside the proposed processing facility, petroleum products would be stored under cover in State of California-approved containers with secondary containment within the processing facility, and sanitation products would be stored within a secure cabinet inside the processing facility. Spill containment and cleanup equipment will be maintained within the processing facility as well.

Cannabis vegetative waste would be either buried in the composting area within the cultivation areas or chipped and stored to be used when soil cover is needed; any solid waste would 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 Proposed Project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which 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.

Less Than Significant Impact

- b) All fertilizers, pesticides, and other hazardous materials are proposed to be properly and securely stored - see response to Section IX(a). The Project Site is not classified as being within a flood zone or inundation area, nor is it in an area mapped as having unstable soils according to the USDA Web Soil Survey. The Project Site would not be specifically susceptible to accident conditions involving the release of hazardous materials into the environment.

Less Than Significant Impact

- c) The Proposed Project is in a rural location and is not located within one-quarter mile of an existing or proposed school. See response to Section IX(a).

No Impact

- d) The Project Site is not listed as a site containing hazardous materials in the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database.

No Impact

- e) The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest airport is the Lampson Field Airport, over ten miles southwest of the Project Site.

No Impact

- f) Construction of the Proposed Project would occur within the boundary of the Project Site and would not result in lane closures and thus would not affect emergency access or evacuation and would not interfere with an adopted emergency response or evacuation plan. Furthermore, the Proposed Project would ensure that roads are upgraded to comply with all Fire Safe standards for emergency vehicle ingress and egress, including Public Resources Code Section 4290 standards.

Less than Significant Impact

- g) The Project Site is located within a Very High Fire Hazard Severity Zone in a State Responsibility Area. The Property contains slopes up to 60 percent and is surrounded by mountainous terrain; however, the terrain of the Project Site and proposed cultivation areas contain slopes up to ten percent and do not involve unique slopes or other factors that would exacerbate wildfire risks. Introducing increased human activity naturally has the potential to increase fire risk. However, the Applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space, including requirements of

Public Resources Code 4291; these setbacks are applied at the time of building permit review. As stated in Attachment 1, a 100-foot defensible space of vegetation would be established around the proposed cultivation operation for fire protection. Additionally, the Proposed Project would utilize three 50,000-gallon water tanks for fire suppression and irrigation purposes. Additionally, there is a reservoir adjacent to the Project Site that may be used for fire suppression.

Construction-related activities associated with the proposed project could involve the use of spark-producing construction equipment, which could temporarily increase the risk of igniting a fire on the Project Site. This is a potentially significant impact. To reduce the risk of wildland fires, Mitigation Measure HAZ-1 would be required to mitigate the potential to ignite fires during construction, such as requiring construction equipment to be equipped with a spark arrester in good working order. Therefore, with implementation of Mitigation Measure HAZ-1, the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.

Less Than Significant with Mitigation Incorporated

Mitigation Measure:

HAZ-1: During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 16, 18, 22, 23, 43, 52
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, 4, 6, 9, 22, 23, 43
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:					1, 2, 3, 4, 6, 8, 9, 16, 18, 23
i) Result in substantial erosion or siltation on-site or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;					
iii) Create or contribute runoff water which would exceed the capacity of existing or					

- planned stormwater drainage systems or provide substantial additional sources of polluted 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"/> | 6, 12, 13, 16 |
| 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, 4, 6, 9, 22, 23, 43 |

Discussion:

- a) There are numerous Class III jurisdictional watercourses within the property. The main watercourse onsite is a seasonal Class II reach of Gilbert Creek that bisects the northernmost parcel (APN 004-018-07); however, the cannabis cultivation areas have been designed in consideration of watercourses and drainages to avoid and minimize potential impacts. Most runoff is anticipated to infiltrate into existing soils and cultivation areas would be setback a minimum of 50 feet from the top of the bank of any body of water. Straw wattles would be placed around the outdoor cultivation areas to prevent sediment movement from the cultivation sites to surface waters. Additionally, the Proposed Project includes the construction of five bioretention facilities that would capture any stormwater and runoff (Figure 3; Attachment 7; Attachment 8). Straw wattles would be placed around the outdoor cultivation areas to prevent sediment movement from the cultivation sites to surface waters. Furthermore, the Proposed Project would maintain the existing natural vegetated buffer around the proposed cultivation areas as permanent erosion and sediment control measures.

Construction of the Proposed Project could potentially violate water quality standards or waste discharge requirements, as construction equipment and materials have the potential to result in accidental discharge of pollutants into water resources. Mitigation Measure HYD-1 includes obtaining coverage under the current NPDES Construction General Permit for construction activities and implementation of BMPs during construction to prevent impacts to water quality. With implementation of Mitigation Measure HYD-1, impacts from construction activities on water quality would be reduced to less than significant.

Operation of the Proposed Project could potentially introduce contaminants into water resources from stormwater runoff, as parking lots often contain contaminants such as vehicle oil and gasoline, and pesticides used on the cultivation areas could potentially mix into stormwater runoff. This would be a potentially significant impact. However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A drainage study and hydraulic analysis was conducted for the Proposed Project (Attachment 8). As described in Attachment 8, all pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event and the improvements have been designed to preserve the natural hydrology of the Project Site, and bio-infiltration areas have been implemented for all imperious surfacing. With implementation of Mitigation Measure HYD-1 and the Project design elements targeting

runoff, impacts from operation of the Proposed Project would be reduced to less than significant.

Additionally, the Applicant submitted information through the SWRCB online portal for discharges of waste associated with cannabis cultivation related activities, which certifies that the cannabis cultivation activities associated with the Proposed Project are consistent with the requirements of the *State Water Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* (Policy) and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No WQ-2019-0001-DWQ* (General Order). As a result, the SWRCB provided the Applicant a Notice of Applicability (NOA) that the Policy and General Order are applicable to the Project Site and the Applicant was assigned a waste discharge identification (WDID) number (5S17CC429314) (Attachment 5). The Applicant will be required to provide the California Department of Food and Agriculture CalCannabis Cultivation Licensing Division with the NOA as proof of enrollment with the Water Boards.

Coverage under the General Order will require the Applicant to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the CVRWQCB. The Site Management Plan would be prepared by a storm water professional with a QSP, QSD, and QISP State certifications, and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance.

As part of the General Order coverage, the Applicant shall comply with the annual reporting requirement of the Monitoring and Reporting Program (MRP) of the General Order and pay an annual fee to the SWRCB.

Potential violations to water quality standards or waste discharge requirements, including actions that could substantially degrade surface or ground water quality, would be mitigated through coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. Furthermore, Mitigation Measure GEO-1 includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department and Mitigation Measure HYD-1 includes obtaining coverage under the current NPDES Construction General Permit for construction activities and implementation of BMPs during construction to prevent impacts to water quality. Therefore, impacts to water quality from the Proposed Project would be less than significant after mitigation.

Less Than Significant with Mitigation Incorporated

Mitigation Measure:

HYD-1: If required by the State Water Board, the Project Applicant shall obtain coverage under the NPDES Construction General Permit prior to initiation of construction activities. The SWRCB requires that construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, a Notice of Intent shall be filed with the SWRCB.

A SWPPP shall be approved prior to construction. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) including a description of the type and location of erosion and sediment control BMPs to be implemented at the Project Site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the Project Site. A copy of the SWPPP shall be kept on the Project Site. Water quality BMPs identified in the SWPPP may include, but are not limited to, the following:

- Areas where ground disturbance occurs shall be identified in advance of construction and limited to approved areas.
- Vehicular construction traffic shall be confined to the designated access routes and staging areas.
- Equipment maintenance and cleaning shall be confined to staging areas. No vehicle maintenance shall occur on-site during construction.
- Supervisory construction personnel shall be informed of environmental concerns, permit conditions, and final project specifications. Said personnel shall be responsible for instructing on-site work to meet the requirements of the SWPPP including making sure work is conducted outside of protected trees' drip lines to the extent possible.
- Disturbed areas shall be restored to pre-construction contours to the extent possible.
- Hay/straw bales and silt fences shall be used to control erosion during stormwater runoff events.
- The highest quality soil shall be salvaged, stored, and used for native re-vegetation/seeding.
- Drainage gaps shall be implemented in topsoil and spoil piles to accommodate/reduce surface water runoff.
- Sediment control measures shall be in place prior to the onset of the rainy season and will be maintained until disturbed areas have been re-vegetated. Erosion control structures shall be in place and operational at the end of each day if work activities occur during the rainy season.
- Fiber rolls shall be placed along the perimeter of disturbed areas to ensure sediment and other potential contaminants of concern are not transported off-site or to open trenches. Locations of fiber rolls will be field adjusted as needed and according to the advice of the certified SWPPP inspector.
- Vehicles and equipment stored in the construction staging area shall be inspected regularly for signs of leakage. Leak-prone equipment will be staged over an impervious surface or other suitable means will be provided to ensure containment of any leaks. Vehicle/equipment wash waters or solvents will not be discharged to surface waters or drainage areas.
- During the rainy season (dates to be specified in the SWPPP), soil stockpiles and material stockpiles will be covered and protected from the wind and precipitation. Plastic sheeting will be used to cover the stockpiles and straw wattles will be placed at the base for perimeter control.

Contractors shall immediately control the source of any leak and immediately contain any spill utilizing appropriate spill containment and countermeasures. Leaks and spills shall be reported to the designated representative of the lead contractor and shall be evaluated to determine if the spill or leak meets mandatory SWPPP reporting requirements. Contaminated media shall be collected and disposed of at an off-site facility approved to accept such media.

- b) There is no groundwater 'depletion threshold' established for water usage in Lake County and water consumption due to cannabis cultivation is fairly new. The Property is not located in a medium- or high-priority groundwater basin as designated by the DWR (Attachment 3).

The Proposed Project would obtain water from three groundwater supply wells. Well 1 is adjacent to the proposed processing building (B) on APN 004-018-36 and Well 2 is located in Cultivation Area A on APN 004-018-07 and well 3 is located on APN 004-028-22 (see Figure 3). A water supply 4-hour yield test was conducted for wells 1 and 2 in April 2021, which indicated that Well 1 is capable of producing 54 gallons per minute with a 2-foot drawdown (recovered to original water level after 45 minutes) and that Well 2 is capable of producing 13.5 gallons per minute with an unknown drawdown (Attachment 6; Attachment 9). A water supply 4-hour yield test was conducted for well 3 in January 2023 which indicated it is capable of producing 10 GPM. The Property Management Plan and Water Availability Analysis (WAA) (Attachment 9) indicate that the estimated annual water use for the Proposed Project would be approximately 3,750,215 gallons for cannabis cultivation use (including nursery and processing demand) and 642,100 gallons for domestic use – a total of 13.48 acre-feet per year.

As described in the Property Management Plan (Attachment 1), two meters would be installed on the well: a totalizing well meter that continuously measures the total water output and a continuously recording water level monitor. All data would be recorded, maintained for a five-year duration minimum. Records would be made available to all interested State and/or County departments upon request. Furthermore, the Proposed Project would conserve water resources through visual monitoring of spills/leaks, drip irrigation methods, an inline water meter on the dripline's main supply line and the water storage tanks.

As required by County Ordinance 3106, a hydrology report (WAA) was prepared for the Project by a California licensed civil engineer (Attachment 9). The estimated groundwater recharge rate for the Project parcels is approximately 109 acre-feet per year. The total estimated water demand for the Proposed Project is approximately 13.48 acre-feet per year, which represents 12 percent of the estimated 109 acre-feet per year groundwater recharge potential for the Project site. Because the water demand of the Proposed Project does not surpass its estimated precipitation recharge potential, there is not expected to be impacts to other facilities in the cumulative impact area. A well drawdown analysis was completed to estimate any interference between onsite wells, offsite wells, or springs that could affect their supply capacity due to the Proposed Project. The Proposed Project's on-site wells are not expected to produce a drawdown greater than 10 feet on any existing or future wells that could be adjacent to the Property (500-foot radius). No significant impacts are expected to existing or future wells on adjacent parcels.

The Proposed Project is not anticipated to substantially decrease groundwater supplies and all water usage data would be provided to the County annually. Impacts would be less than significant.

Less Than Significant Impact

- c) There are numerous jurisdictional watercourses that occur on the Project Site. Grading, impervious surfaces, and earth-moving activities associated with construction of the Proposed Project have the potential to result in erosion, siltation, temporary changes to

drainage patterns, and contamination of stormwater. This would be a potentially significant impact. Implementation of Mitigation Measure GEO-1 includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department. Furthermore, implementation of Mitigation Measure HYD-1 consists of obtaining coverage under the current NPDES Construction General Permit for construction activities. This would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. The Construction General Permit also includes post-construction performance standards to protect the physical and biological integrity of aquatic ecosystems. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with mitigation.

As explained in Section X(a) above, the Applicant has gained coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. These plans would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, and post-construction performance standards would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. Furthermore, the Proposed Project involves installation of straw wattles around the cultivation areas, which would absorb and filter any potential water runoff. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with Mitigation Measures GEO-1, HYD-1, and the plans required under the General Order.

Once operational, the Proposed Project would increase impervious surfaces on the Project Site through the construction of buildings and paved roads/parking areas, for a total impervious surface area of 1.7 acres (Attachment 8). However, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. All new or reworked impervious areas would be directed to vegetated bioretention facilities. A drainage study and hydraulic analysis was conducted for the Proposed Project and is included as Attachment 8. The proposed outdoor cultivation areas would not increase the impervious surface area of Project Site and is not expected to increase the volume of runoff from the Project Site. The proposed gravel parking area and improvement of internal dirt/gravel roads would be constructed of dirt and/or gravel and would not interfere with water recharge. All proposed structures and construction activities would occur at least 50 feet from all surface water bodies.

As explained in Section X(a) above, the Proposed Project has been designed to reduce potential runoff through site design and bioretention features. A drainage study and hydraulic analysis was conducted for the Proposed Project (Attachment 8). As described in Attachment 8, all pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event and the improvements have been designed to preserve the natural hydrology of the Project Site, and bio-infiltration areas have been implemented for all impervious surfacing.

Flooding on- or offsite would not substantially increase due to the proposed project, as surface runoff would partially recharge into the soils and be managed through site design.

All pipes and associated drainage inlet structures have been adequately sized to convey the 100-year storm event. Grading associated with the Proposed Project is not expected to significantly alter drainage patterns or result in changes in elevation.

Less Than Significant with Mitigation Measure GEO-1 and HYD-1 Incorporated

- d) The Proposed Project is located within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone D and X. Flood Hazard Zone D is defined by FEMA as an “Area of Undetermined Flood Hazard”, meaning that no analysis of flood hazards has been conducted. Flood Hazard Zone X is defined by FEMA as an “Area of Minimal Flood Hazard”, meaning that the area was determined to be outside the 500-year flood. The Project Site is not located within a FEMA defined Special Flood Hazard Area (100-year floodplain). The Project Site is not located within a Special Flood Hazard Area as classified by County GIS data. Furthermore, all chemicals including pesticides, fertilizers/nutrients, and other potentially toxic chemicals would be securely stored in the proposed processing facility in a manner that the chemicals would not be adversely affected in the event of a flood.

Less Than Significant Impact

- e) The Lake County Watershed Protection District has adopted the Big Valley Groundwater Management Plan (1999) and the Lake County Groundwater Management Plan (2006). As explained in Section X(b), there is no threshold in the County for groundwater depletion. However, as described in Section X(b), the Applicant would install a meter on the existing well and provide a record of all data collected to the State and/or County upon request, which will be maintained for a 5-year duration minimum. In accordance with County Ordinance 3106, a hydrology report (Attachment 9) and drought management plan (Pg. 58 of Attachment 1) have been prepared for the Proposed Project. The Proposed Project would not conflict with or obstruct applicable water quality or sustainable groundwater management plans and the impact would be less than significant.

Less Than Significant Impact

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"/>	
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, 2, 3, 4, 6, 7, 16, 31

Discussion:

- a) Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterial streets, and railroad lines. The Proposed Project would not physically divide an established community. No impact would occur.

No Impact

- b) The Proposed Project is located within the Upper Lake/Nice and Shoreline Communities Area Plans and designated Rural Lands (RL) in the Lake County General Plan. The parcels are zoned Rural Lands (RL) District. The Proposed Project is consistent with the existing General Plan and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as RL. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084). Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County.

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"/>	28, 45
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, 16, 28, 29

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify a source of minerals at the Property. Furthermore, the United States Geological Survey Mineral Resource Data System did not identify any records of mineral resources within Property.

No Impact

- b) Neither the County of Lake's General Plan nor the Lake County Aggregate Resource Management Plan designates the Project Site as being a locally important 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, 2, 3, 4, 6
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, 2, 3, 4, 6
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"/>	

Discussion:

- a) Construction of the Proposed Project may result in short-term increases in the ambient noise environment. Truck trips are estimated to be between 150 and 165 over the course of construction activities (approximately six months); however, this would be a temporary disturbance that would not represent the ambient noise levels during operation. Operational activities may result in a slight increase in the ambient noise environment (e.g. truck trips, air filtration system). However, noise generated from the Proposed Project would be limited to the business hours of operation: 8:00am to 7:00pm with deliveries and pickups restricted to the hours of 9:00am to 7:00pm Monday through Saturday and Sunday from 12:00pm to 5:00pm. Due to the rural nature of the Project Site and the lack of residences in the immediate vicinity, the potential increase in noise generation is not expected to be substantial. However, noise that exceeds County standards would be considered a significant impact. Implementation of the requirements of the Lake County Zoning Ordinance Section 21-41.11 would minimize the potential for sleep disturbance and would reduce the potential for noise to result in a nuisance. Impacts would be less than significant with the following mitigation measures incorporated.

Less Than Significant Impact with Mitigation Incorporated

Mitigation Measures:

NOI-1: The maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas at the property lines.

NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.

NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines.

- b) The Proposed Project is not expected to create unusual groundborne vibration due to construction. The amount of truck traffic during construction and deliveries would create a minimal amount of groundborne vibration and residences do not exist in the immediate vicinity of the Project Site. The Proposed Project would be required to adhere to all local requirements related to construction and noise levels.

Less Than Significant Impact

- c) The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip.

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"/>	
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"/>	

Discussion:

- a) The Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth.

No Impact

- b) No people or housing would be displaced as a result of the Propose Project.

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?
 - 5) Other Public Facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
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Discussion:

- a) The Proposed Project does not involve housing or other uses that would necessitate the need for new or altered government facilities. The Proposed Project includes fire suppression measures and a detailed security plan (see Attachment 1). Therefore, incidents regarding fire or police protection would be reduced. Adding new development and workers to a relatively remote area could potentially result in the need for police or fire services. Approximately 20 to 30 employees would be required for the Proposed Project during planting and harvest season, with 10 to 12 required to manage day-to-day operations. However, this would represent an insignificant increase in demand and is not expected to result in unacceptable service ratios or response times. Impacts to fire or police protection, schools, parks or other public facilities are not anticipated.

Less Than Significant Impact

XVI. RECREATION

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) 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?
- 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"/>	
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Discussion:

- a) The Proposed Project does not include components that would have any significant impacts on existing parks or other recreational facilities.

No Impact

- b) The Proposed Project does not include recreational facilities and would not require the construction or expansion of recreation facilities.

No Impact

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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 checked="" type="checkbox"/>	<input type="checkbox"/>	6, 51
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"/>	6, 47
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 44

Discussion:

- a) The Property is accessed by private access driveway connecting to Bartlett Springs Rd. Construction of the Proposed Project would temporarily result in a negligible increase in traffic volumes in the vicinity of the Project Site. Vehicular trips from construction would consist of worker trips and deliveries of equipment and materials to and from the Project Site. The temporary increase in trips due to construction of the Proposed Project would not cause a significant change to roadway level of service. Impacts would be less than significant.

Operation of the Proposed Project would generate limited traffic from deliveries and employee trips. Maximum potential regular employee trips would result in 20 to 30 trips per day. Compared to the annual average daily traffic of 16,000 trips per day on State Route 20 in the vicinity of the Project Site, operation of the Proposed Project would not constitute a substantial increase in traffic. Therefore, the Proposed Project would not cause a significant change to roadway level of service. There would be a less-than-significant impact.

Less Than Significant Impact

- b) The Office of Planning and Research (OPR) Technical Advisory contains screening thresholds for land use projects and suggests lead agencies may screen out vehicle miles travelled (VMT) impacts using project size, maps, and transit availability. For small land use projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, and projects that generate or attract fewer than 110 trips per day generally, may be assumed to cause a less-than significant impact.

As described above, operation of the Proposed Project would generate a maximum of 30 trips per day. Therefore, as the number of additional trips generated by the Proposed Project is below the 110-trip screening threshold for VMT impacts contained in the OPR Technical Advisory, the Proposed Project can be assumed to cause a less-than-significant transportation impact related to vehicle miles traveled.

Less Than Significant Impact

- c) The Proposed Project has been designed to avoid potential traffic hazards and would include a hammerhead turnaround at the terminus of the driveways within the parking areas, 60 feet wide and 20 feet in length. This design feature would allow large vehicle (e.g., fire department vehicles) to safely turn around without blocking directional traffic on the driveway. This design feature would avoid potential hazards due to geometric design.

Less Than Significant Impact

- d) The Proposed Project has been designed to allow adequate emergency access. At minimum, the proposed access driveway would be 20 feet wide with 14 feet of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance. The portion of access road that connects Bartlett Springs Rd. to the Property entrance would be graded and improved to meet the standards set in Public Resources Code section 4290 and would therefore not affect emergency access or evacuation. Additionally, the driveway to the cultivation areas would be maintained and improved, as requested by the County, in accordance with Public Resource Code 4290. Construction of the Proposed Project would only occur within the Project Site boundary and would not result in lane closures and thus would not affect emergency access or evacuation.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19, 20 |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19, 20 |

Discussion:

- a) The site is not listed or currently 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).

Less Than Significant Impact

- b) The site is not 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.

Less Than Significant Impact

XIX. UTILITIES AND 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) 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, 6 |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------|

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 6 |
| 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"/> | 6 |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6, 48 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 6 |

Discussion:

- a) As previously described, water would be sourced from two existing groundwater wells. Water from the wells would be pumped to holding tanks and distributed via irrigation lines. The Proposed Project would require the construction of two new septic systems to service the processing buildings. The construction of water and wastewater utilities within the Project Site have been addressed throughout this Initial Study and where appropriate, impacts have been reduced to less than significant levels through mitigation.

The Proposed Project would require an electrical upgrade, which would be applied for during the building permit process. All electricity needed for the Proposed Project would be supplied from solar panels, Pacific Gas and Electric (PG&E), or backup generators. Power from PG&E would be brought through overhead lines as a new service to the proposed buildings. The Applicant is currently in the process of gaining PG&E approval for the power lines. PG&E would be responsible for construction and maintenance of the power lines. Details of the installation of electrical transmission poles and lines are not known at this time and are assumed to undergo environmental review through PG&E.

The Applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment, electrical, and water usage requirements.

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.

A water supply 4-hour yield test was conducted for wells 1 and 2 in April 2021, which indicated that Well 1 is capable of producing 54 gallons per minute with a 2-foot drawdown (recovered to original water level after 45 minutes) and that Well 2 is capable of producing 13.5 gallons per minute with an unknown drawdown. An additional well test was performed on the third well on Jan 30th 2023, which indicated the third well is capable of producing 10 gallons per min (update attachment with 2/23 map) (Attachment 6; Attachment 9). The total sustainable yield for both wells would be 77.5 gallons per minute. Assuming a normal facility operations schedule of 8 hours per day, the WAA estimated that the total projected annual water demand for the Proposed Project would be 45.9 gallons per minute. Therefore, the existing wells have sufficient water supplies to serve the Proposed Project. Impacts would be less than significant.

The Proposed Project includes the installation of three engineered NFPA-approved 50,000-gallon water storage tanks for fire suppression and irrigation. Water may be supplied by a licensed retail water supplier, as defined in Section 13575 of the California Water Code on an emergency basis if needed. If this occurs, the County would be notified within seven days.

Water conservation measures per the State Water Quality Control Board Cannabis General Order would be implemented to reduce water usage onsite. These include utilizing drip lines for irrigation, applying mulch in the cultivation areas to conserve soil moisture, and installing meters on the storage tanks and drip lines supply line to accurately record water usage. Furthermore, the Proposed Project would conserve water resources through visual monitoring of spills/leaks, drip irrigation methods, and an inline water meter on the dripline's main supply line and the water storage tanks (Attachment 1). Furthermore, in accordance with County Ordinance 3106, a Drought Management plan was prepared for the Proposed Project, which depicts how the Proposed project would reduce water use during a declared drought emergency to ensure both success and decreased impacts to the surrounding areas (Pg. 58 of Attachment 1).

Less Than Significant Impact

- c) The Proposed Project would require minimal wastewater treatment services. During the initial phase of cultivation and throughout the construction phase, portable toilets would be utilized. During subsequent operations, the proposed processing facility would include permanent bathrooms and would require installation of new septic tanks. A licensed sewage hauler would pump the sewage from the septic tank when needed and then dispose of the sewage at a licensed wastewater treatment facility. This minimal quantity of sewage needing treatment would be negligible.

See Section XIX(a)

Less Than Significant Impact

- d) As described previously, it is anticipated that weekly waste collection would be required during the cultivation season. Solid waste generated from the Proposed Project would be disposed of at Lake County Integrated Waste Management, which the nearest disposal facility is Eastlake Landfill. This landfill has a maximum permitted capacity of 6,050,000 cubic yards (cy) and a remaining capacity of 2,859,962 cy as of 2001. Organic wastes would be composted in a designated area onsite. The amount of solid waste expected to

be generated by the Proposed Project is minimal and negligible in the context of the capacity of the landfill. Additional information on the handling of solid waste is provided in Attachment 1. The Proposed Project would continue to comply with all local, state and regulations regarding solid waste.

Less Than Significant Impact

e) See Section XIX(d).

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 6, 44, 46
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"/>	6, 16, 17
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 16, 17
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16, 17, 18

Discussion:

a) The 2018 Lake County Emergency Operations Plan establishes multi-agency and multi-jurisdictional coordination during emergency operations within the County. Construction of the Proposed Project would occur within the Project Site boundaries and would not result in lane closures and thus would not affect emergency access or evacuation. The Proposed Project would adhere to all Federal, State and local fire requirements/regulations, including Chapter 13, Article VIII (Hazardous Vegetation/Combustible Material Abatement), of the Lake County Code, and would not conflict with the County Emergency Operations Plan.

Less Than Significant Impact

- b) See Section IX(g) above. The Project Site is located within a Very High Fire Hazard Severity Zone in a State Responsibility Area. Furthermore, the Project Site and vicinity is classified as a Wildland Fire Hazard Area based on County GIS data. The Property contains slopes up to 60 percent and is surrounded by hilly terrain; however, the Project Site and proposed cultivation areas contain slopes up to ten percent and do not involve unique slopes or other factors that would exacerbate wildfire risks.

Although the Project Site would not exacerbate the risk of wildfire, introducing increased human activity naturally has the potential to increase fire risk. Construction-related activities associated with the proposed project could involve the use of spark-producing construction equipment, which could temporarily increase the risk of igniting a fire on the Project Site. This is a potentially significant impact. Mitigation Measure HAZ-1 would be required to mitigate the potential to ignite fires during construction, such as requiring construction equipment to be equipped with a spark arrestor in good working order. Furthermore, the Applicant would 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. Therefore, with mitigation, wildfire risk would not be exacerbated and the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire is less than significant.

Less Than Significant Impact with Mitigation

- c) As mentioned above, the Proposed Project is located in a Very High Fire Hazard Severity Zone. The Proposed Project includes the installation of PG&E overhead power line poles. New PG&E electrical lines would be installed and serviced by PG&E, who has their own independent fire safety regulations/monitoring program; installation would adhere to all applicable regulatory standards. All improvements shall adhere to all Federal, State and local agencies requirements.

Less Than Significant Impact

- d) As described in Section VII, the Proposed Project would be required to conduct a geotechnical report (Mitigation Measure GEO-3) prior to construction to ensure that the Proposed Project would be located on stable soils and all recommendations within the geotechnical report relating to building design shall be adhered to. The Proposed Project has been designed to provide drainage improvements to provide protection from flooding and to manage stormwater (Attachment 8). Therefore, after mitigation, the Proposed Project would not 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.

Less Than Significant with Mitigation Incorporated

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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- 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? 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)? ALL
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ALL

Discussion:

- a) As discussed in the previous sections, the Proposed Project could potentially have significant environmental effects with respect to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. However, the impacts of the Proposed Project would be reduced to a less than significant level with the implementation of the mitigation measures identified in the sections.

Less Than Significant with Mitigation Incorporated

- b) Cumulative impacts for each resource area have been considered within the analysis of each resource area. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level.

Less Than Significant with Mitigation Incorporated

- c) The potential direct environmental effects of the Proposed Project have been considered within the discussion of each environmental resource area in the previous sections. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level.

Less Than Significant with Mitigation Incorporated

Impact Categories defined by CEQA

Sources List

1. Lake County General Plan, 2008
2. Lake County Zoning Ordinance
3. Shoreline Communities Area Plan
4. Lake County Cannabis Cultivation Ordinance
5. Lake County Air Quality Management District
6. Artemis Farms Property Management Plan (**Attachment 1**)
7. County of Lake. GIS Portal. Commercial Cannabis Cultivation Exclusion Zones. Available online at: <http://gispublic.co.lake.ca.us/portal/home/>.
8. State Water Resources Control Board Order WQ 2019-0001-DWQ (General Order). General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities. Available online at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
9. State Water Resources Control Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Policy). Available online at: https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy/final_cannabis_policy_with_attach_a.pdf
10. Cannabis Cultivation Waste Discharge Regulatory Program. Available online at: https://www.waterboards.ca.gov/centralvalley/water_issues/cannabis/
11. Biological Resources Assessment for 4960-5675 Bartlett Springs Road, Upper Lake, CA. Prepared for Cultivo Inc. Pinecrest Environmental Consulting, Inc. November 14, 2020.
12. Federal Emergency Management Agency (FEMA) - Flood Hazard Maps. Available online at: <https://msc.fema.gov/portal/home>
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14. Caltrans California State Scenic Highway System Map - 2018. <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>.
15. California Important Farmland Finder, California Department of Conservation <https://maps.conservation.ca.gov/dlrp/ciff/>
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17. California Department of Forestry and Fire Protection, Fire Hazard Mapping – Lake County: <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>
18. USDA Natural Resources Conservation Service Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
19. Artemis Fields, Bartlett Mt., CA Archaeological Survey Report T15N, R9W, MDM, Lake County, CA. Douglas Prather, Samuel Connell, Ana Lucia Gonzalez, and Maureen Carpenter. January 8, 2021.
20. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
21. Lake County Natural Hazard database
22. Integrated Regional Water Management Plan – County of Lake.

23. Lake County Groundwater Management Plan – Lake County Watershed Protection District. March 31, 2006.
24. Lake County Grading Ordinance
25. California Department of Toxic Substances Control EnviroStor:
<https://www.envirostor.dtsc.ca.gov/public/>
26. State Water Resources Control Board GeoTracker.
<https://geotracker.waterboards.ca.gov/>
27. California Department of Conservation Fault Activity Map of California.
<https://maps.conservation.ca.gov/cgs/fam/>
28. Lake County Aggregate Resources Management Plan Map Book
<http://www.lakecountyca.gov/Assets/Departments/CDD/Aggregate+Resources+Management/Aggregate+Resources+Management+Map+Book.pdf>
29. County of Lake General Plan: Open Space, Conservation, and Recreation Element
<http://www.lakecountyca.gov/Assets/Departments/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/Chapter+9+-+Open+Space%2c+Conservation%2c+and+Recreation.pdf>
30. USGS U.S. Quaternary Faults Interactive Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
31. Upper Lake – Nice Area Plan.
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<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>
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<https://conservationcorridor.org/cpb/M2B-Final-Report.pdf>. Accessed February 2021.
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38. U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory.
<https://www.fws.gov/wetlands/Data/Mapper.html>
39. California Native Plant Society. Inventory of Rare and Endangered Plants of California. <http://www.cnps.org>
40. U.S. Fish and Wildlife Service (USFWS). Critical Habitat for Threatened Endangered Species. <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>
41. USFWS Environmental Conservation Online System - Habitat Conservation Plans:
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49. California Department of Conservation. EQ Zapp: California Earthquake Hazards Zone Application. Last updated April 4, 2019. Available online at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
50. California Department of Conservation. Reported California Landslides. Available online at: <https://cadoc.maps.arcgis.com/apps/webappviewer/index.html?id=bc48ad40e3504134a1fc8f3909659041>.
51. California Department of Transportation. Traffic Census Program. Available online at: <https://dot.ca.gov/programs/traffic-operations/census>
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